

Elm Street Historic District: Round Hill Road Extension

Historic District Commission

Preliminary Study Report--Approved March 1, 2012



Historic District Commission (serving as the Study Committee)

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Northampton Historical Commission review comments:
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City Council vote: June 21, 2012 and July 7, 2012 (tentative)

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Preliminary Report Summary and Conclusions

The historic key character defining features of the Round Hill Road area should be preserved.
This study area includes 22 parcels on 22.8 acres.

This **Preliminary Report** concludes:

- The City should expand the Elm Street Historic District to include Round Hill Road from Elm Street to Bancroft and including a portion of Bancroft, **or** the City should accept Historic Preservation Restrictions (HPR) if HPRs are offered that provide equal or greater protection to the most important character-defining features of the most critical buildings
- The exiting Historic District regulatory approach, ordinance and design guidelines are adequate for the expanded district. The only regulatory change recommended is expanding the map to include this new area.
- The City should adopt Zoning that ensures that buildings can be reused, to avoid creating incentives for demolition of historic buildings.

Introduction

In 1931, Charleston, South Carolina created the nation's first local historic district to protect a long-standing neighborhood from further deterioration. New Orleans' French Quarter soon followed, and now there are more than 2,300 local historic districts across the nation. In 1955, Nantucket and Beacon Hill became the first local historic districts in Massachusetts. Local historic districts currently protect over 220 sites in Massachusetts, including 73 in western Massachusetts.

In 1994, Northampton City Council created the Elm Street Historic District. The ordinance has been amended since then, most notably with the adoption of Design Guidelines in 2010. For the past 17 years residents and property owners, including Smith College, the largest property owner in the district, have worked collaboratively with the city's Historic District Commission to maintain and protect Elm Street's historic features. Elm Street remains the city's sole local historic district.

Unlike a National Register District, which offers tax incentives for substantial restoration of income-producing properties, provides grant opportunities for the restoration of properties owned by private nonprofits and offers limited protection against the adverse effects of state or federally funded projects, a local historic district is established by vote of city council and includes a regulatory review process governing all changes to exterior architectural features, and in some districts, certain landscape features, visible from a public way. Elm Street Historic District only regulates exterior architectural features and not landscaping features.

Because local historic districts subject property owners to significant restrictions, there tend to be far fewer local historic districts than National Register Districts and properties. For example, Northampton has only one local historic district but it has numerous National Register Districts and landmark properties.

There are also other local options to preserve history and architectural vibrancy. Northampton uses several of these:

1. Central Business Architecture District, administered by the Central Business Architecture Commission;
2. West Street Architectural District, administered by the Planning Board;
3. Northampton State Hospital Design Standards, approved by the Planning Board;
4. Historic Preservation Restrictions on certain landmark buildings (e.g., Academy of Music, former Masonic Street Fire Station, Historic Northampton, and Hatfield Street school.)

Historic Districts are authorized and must be in accordance with Massachusetts General Law Chapter 40C. Architecture Districts and Design Standard requirements are allowed under the Home Rule Amendment to the Massachusetts Constitution. Historic Preservation Restrictions are authorized under Massachusetts General Laws Chapter 184, sections 31-33.

Methodology

For nearly 150 years the Clarke School for Hearing and Speech provided Northampton's Round Hill neighborhood with a decidedly nineteenth-century ambiance and sense of long-term stability. As a consequence, property owners (some of whom purchased their homes from Clarke within the past ten years and are new to the area) have not had cause to consider a listing on the National Register or to explore a local historic district designation. Round Hill neighbors and the surrounding community have taken the presence of the Clarke campus for granted--its accomplishments in educating deaf children, its stately buildings and venerable trees, which often commemorate early and beloved teachers, and its abundant green space. At the same time residents recognize that change must and will occur.

Modern medicine, evolving attitudes towards disabilities and technological breakthroughs have contributed significantly to reduce the number of deaf and hard of hearing children born today while dramatically improving their quality of life

Some breakthroughs of the late 20th century include:

- In 1969 the development of an effective vaccine brought an end to devastating and recurring rubella epidemics;
- Legislation in the mid-1970's promoted the "mainstreaming" of children with disabilities;
- By 1980 cochlear implants had been approved for children as young as two years old.

Given the success of these interventions, downsizing the Clarke campus became a reality. In 1985 the school sold a large residence hall constructed less than 30 years earlier, with many of its nineteenth and early twentieth century residences gradually following.

By the fall of 2010 Clarke announced to its neighbors and the larger community that it planned to sell the bulk of its remaining campus, roughly 11.7 acres and six historically significant buildings. The seller's real-estate prospectus alarmed some Round Hill residents and, in anticipation of the likely redevelopment of the vast majority of the Clarke campus, they began discussing their collective future.

The Round Hill neighborhood representatives worked to contact property owners to involve them in the process and consider options. In ascertaining the historical significance of Round Hill, neighbors collected Form B's, worked with the history librarian at the Forbes library and the director of Historic Northampton and researched old maps, property deeds, back issues of the Daily Hampshire Gazette and the histories of Northampton and the Clarke School.

The options for historic preservation were discussed at a series of meetings:

- Round Hill neighborhood representatives meeting with Northampton Historical Commission: May 23, 2011
- Round Hill neighborhood representatives meeting with representatives of Planning Office and Historic District Commission: June 2, 2012
- Round Hill neighborhood informal open meetings with representatives of Planning Office and Historic District Commission: May 31, 2011 and July 11, 2011
- Informal meeting with representatives of Clarke School, Planning Office, Historic District Commission, Round Hill Neighborhood Association, and Smith College: July 7, 2011

- Round Hill Association walk of possible district with Chris Skelly, Massachusetts Historic Commission and representatives of Historic Northampton and the Historic District Commission: July 21, 2011
- Neighborhood meeting on historic preservation options and possible redevelopment scenarios (with 40± neighbors): October 11, 2011
- Formal Historic District Commission (acting as local historic district study committee) on proposed expansion: January 8, 2012
- Elm Street Historic District Commission meetings: Numerous meetings starting on June 13, 2011 and culminating in the vote on the Preliminary Report on March 1, 2012.

Significance

Round Hill's geology, rich history and institutional and neighborhood cultures have long been inextricably intertwined. Defined by a glacial drumlin, whose summit of 275 feet above mean sea level is now occupied by the Clarke School and whose slope extends southward to Elm Street and the Smith College campus, Round Hill and the road that bears its name have figured prominently in Northampton's history. Once home to local Nonotucks, the steep, heavily-treed drumlin failed to attract the attention of Northampton's first settlers. Purchased in part by Solomon Stoddard in 1661 and in its entirety by his son in 1726, it was not until Thomas Shepard acquired the hill in 1806 that building began. Inspired by the magnificent vistas made possible by underlying glacial remains, nineteenth-century Romantics and Victorians soon declared the site congenial to their sensibilities and worthy of their praise, poetry and purchase.

Round Hill's significant institutional history dates back to the early 1820's when two of the Hill's original houses, built by sons of Thomas Shepard, became home to the experimental Round Hill School for Boys. Modeled after the German gymnasium, the school was established by George Bancroft (a distinguished historian who composed a portion of his History of the United States while on Round Hill, later serving as Secretary of the Navy under Polk and establishing the US Naval Academy in Annapolis) and by Joseph Cogswell who would later become a tutor to Julia Ward Howe and librarian and trustee of the Astor library. The school's focus on modern foreign-language instruction, rather than the traditional Greek and Latin, its emphasis on collegial relations between students and teachers as well as its commitment to physical education, including hiking, farming and arguably baseball, helped define its innovative and influential curriculum. When the school closed in 1834, mid-century entrepreneurs capitalized on the beauty of the hill as well as the drumlin's natural springs. The popular Round Hill Water Cure Retreat (a forerunner of hydropathic medicine) occupied much of the hill for over a decade, and the Round Hill Hotel that replaced it was filled with visitors from home and abroad. It was here that Jenny Lind spent her honeymoon and Henry James contemplated his literary future.

Round Hill's views of the Holyoke Range and the Connecticut River valley were not lost on the Clarke School when it departed from its "swampy" quarters on Gothic Street in 1870 to a permanent location in the former Round Hill School for Boys. As Clarke's enrollment grew, gracious, Victorian and early twentieth-century buildings appeared on the Round Hill Road campus along with well-cared for green space and specimen trees, now grown large and often honoring dedicated teachers of the past. At the time, new buildings included Gawith, constructed

in 1870 in the Second Empire style, Adams in 1890, Hubbard Hall in 1912 and Coolidge and Skinner in 1932 and 1933, both designed by a Clarke School alumnus who had successfully pursued a career in architecture. Alexander Graham Bell spent time at Clarke as an early lecturer, and later as a trustee and benefactor. Grace Goodhue first encountered Calvin, her future husband, through a window in Adams Hall. Later Mrs. Coolidge served as chair of the Clarke board and raised funds for the school with seemingly tireless commitment.

As the drumlin was tamed, prosperous Northampton citizens began constructing spacious homes along Round Hill Road's southern slope. In 1859 William Fenno Pratt, the prolific Northampton architect, designed the brick, Gothic revival cottage (based on a plan published earlier by Andrew Jackson Downing) at 32 Round Hill for the recently widowed Mrs. Edward Clarke, who had formerly resided with her husband at 47 Round Hill (now the site of Hubbard Hall). The following year William B. Hale, president of the First National Bank of Northampton, hired Pratt to design a large, ten-gabled, brick home at 23 Round Hill (described by local architect Karl Putnam as a "Gothic Revival in the Tudor Manner" and known locally as "The Gables"). Hale built for his gardener a small Carpenter Gothic cottage, a structure based on one of Downing's simplest designs, across the street at 38. During the 1860's A.L. Williston established a large estate (now demolished), well known both for its fountain and grounds so extensive they required that "The Gables," then owned by his son, be moved southward—doubtless a prodigious, if less than newsworthy, feat. L. Clark Seelye, the first president of Smith College, chose Round Hill Road for his retirement home in 1909, and fourteen years later Karl Putnam designed the brick Tudor at 20 Round Hill.

A fire that effectively demolished the Round Hill Hotel in 1882 and provided the opportunity for John B. O'Donnell (local attorney, Northampton's fifth mayor, and later a district judge) to purchase a large parcel of land north of the Clarke School. Refusing to divide the property into small plots, O'Donnell boasted that "the Hill was by nature the handsomest and most desirable building spot in America." Although he built the gracious Queen Anne at 83 Bancroft in 1885, it was never his home. Eighty-seven Round Hill, which incorporates remains of the earlier hotel, became home to a local oculist and "aurist" in 1884, and soon residences were constructed at 84 and 88 Round Hill Road. In 1909 Arthur Curtis James, then one of the nation's wealthiest men, had an Italian Renaissance mansion (designed by I.N. Phelps-Stokes) constructed for his wife's sisters, Mary and Maud Parsons. Originally named "KiWa," Native American for "Welcome," this imposing structure is currently being restored to its former glory by a new owner.

While deeds and local papers record the acquisitions and accomplishments of Round Hill's early male residents, the wives and daughters of these men were not averse to commerce themselves. The multiple transactions of Hannah Moodey and daughters Cornelia and Florence, owners of 32 and 38 Round Hill, include a deed transferring land to their uncle, L. Clarke Seelye for \$1.00 as well as later deeds transferring property to the Clarke School. But the women of Round Hill were known primarily for establishing of the Round Hill Club, which was designed to extend the intellectual activities of the drumlin's female residents' undergraduate years (primarily at Smith College) with lecture series ranging from the Crusades to the Arts of Spain and France to current events. Established in 1898, the club continued for over a century with more often than one generation claiming membership while residing at 19, 22, 32, 35, 38 and 84 Round Hill Road.

The somewhat steep climb up the Elm Street Historic district's proposed Round Hill Road extension begins with a home designed by Karl Putnam and ends, approximately one-half mile later, near the north end of the drumlin's summit with a half-timbered house designed by Roswell Putnam, his father. In between is arguably one of Northampton's densest concentrations of nineteenth-century American social history and architecture—a neighborhood truly worthy of preservation.

Justification of the expanded boundaries of the Elm Street Historic District

The existing Historic District covers the properties abutting Elm Street from downtown to Childs Park. This is a gateway to downtown, and some of the most dramatic homes in the city that are fitting of such a gateway and grand stage. Both the human and the architectural history of this area are amazingly rich and vibrant and virtually unparalleled in Northampton.

Round Hill, however, has an equally rich human and architectural history. It is a logical expansion of the Historic District, and it has strong residential support. The largest property owners, by area and buildings, are Smith College and Clarke School. They will have the opportunity to weigh in during the public process.

Elm Street Historic District and Proposed Round Hill Road Expansion

Use	# of principle and accessory buildings	Acreage	Estimated Population	Parcels or portions of
Existing Historic District	104	56.1	357±	79
Proposed residential	18	7.6		
Proposed Smith College	4	1.0		
Proposed Clarke School	13	12.7		
Proposed Road right-of-way	0	1.4		
TOTAL proposed expansion	35	22.8	81±	22
TOTAL existing and proposed	139	78.9	438±	101

Source: GIS analysis using building outlines and City Census.

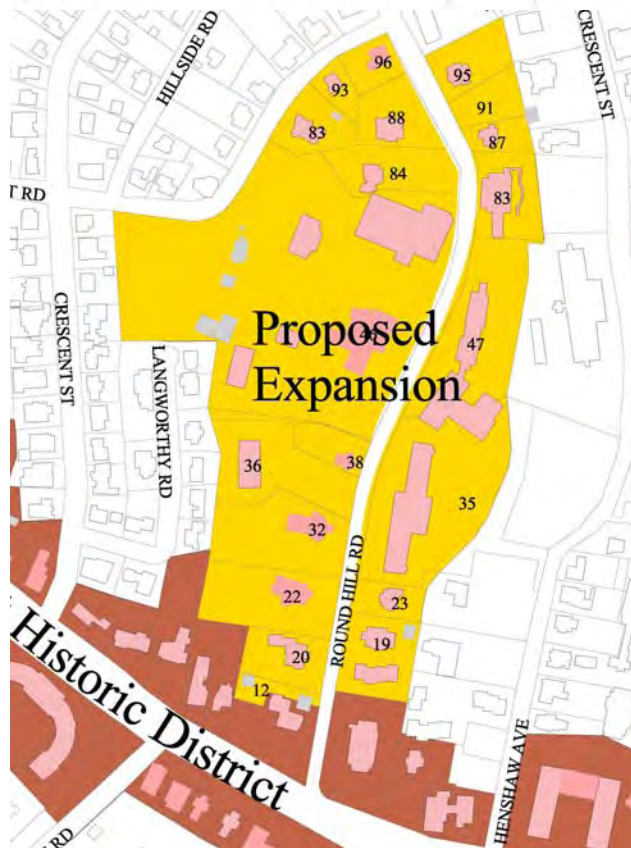
The Historic District Commission found that including all of Round Hill would make for a strong and compelling story. A smaller area, however, is simpler to adopt and would include areas whose history is potentially most threatened by the redevelopment of portions of the Clarke and Smith campuses.

The focus area that the Commission is advancing is that portion of Round Hill Road from Road from Elm Street to Bancroft Road, in addition to two properties on Bancroft Road. This area tells a story that complements that of Elm Street, and includes area's highest density of architecturally and historically significant properties (many are now or were previously owned by the Clarke School).

Opal Real Estate, who may purchase the majority of the Clarke School, has suggested dropping the westerly portion of the Clarke property westerly of Coolidge and Skinner. This option should be considered, without either endorsing it or opposing it at this point.



Proposed Expanded Elm Street Historic District



Existing Historic District and proposed expansion showing contributing and non-contributing structures

An alternative suggested by Opal Real Estate, a possible re-developer of the Clarke School, would drop the westerly portion of the Clarke property westerly of Coolidge and Skinner.

Properties included in proposed district expansion (Historic Form Bs for all buildings in Exhibit B)

Map ID #	Address	Date (circa)	Type	Contributing	Name	Owners	Class
31B-297	12 Round Hill	1840-1870	Colonial Revival	No		Smith Catherine	101
31B-194	18 Henshaw #4		Contemporary	No	Friedman House		
31B-169	19 Round Hill	1896	Colonial Revival	Yes		Smith College	942
31B-166	20 Round Hill	1923	English Cottage	Yes		Mahnaz Mahdavi	101
31B-165	22 Round Hill	1909	Colonial Revival	Yes		Moore Thurston	101
31B-168	23 Round Hill	1860	Gothic Revival	Yes		Smith College	942
31B-062	159 Elm Street					Nicolas Gross	943
31B-063	32 Round Hill	1859	Gothic Revival	Yes		Eaton Deborah & Walter Bruce; Thomas Sieger Derr; Nerney Lee & Paul Garbarini	102
31B-317	36 Round Hill	1959	American International	Yes	McAlister Infirmary	Hinckley Charles Douglas & Jennifer James	105
31B-316	38 Round Hill	1850	Gothic Revival	Yes		Gross Nicholas & Janet	101
31B-004	40-42 Round Hill	1891	Eclectic	Yes	Adams Hall	Clarke School for the Deaf	
31B-004	44 Round Hill	1935	Colonial Revival	Yes		Clarke School for the Deaf	
31B-064	35-45 Round Hill	1980	Contemporary	No	Bell Hall	Clarke School for the Deaf	943
31B-004	46 Round Hill	1870	Second Empire	Yes	Gawith	Clarke School for the Deaf	
31B-006	47 Round Hill	1912-1928	Classical Revival	Yes	Hubbard Hall	Clarke School for the Deaf	943
31B-004	48 Round Hill	1932	Colonial Revival	Yes	Coolidge Hall	Clarke School for the Deaf	
31B-006	49 Round Hill	1806	French Second Empire	Yes	Rogers Hall	Clarke School for the Deaf	
31B-004	54 Round Hill	1933	Colonial Revival	Yes	Skinner Hall	Clarke School for the Deaf	
31B-005	83 Round Hill	1908	Italian Renaissance	Yes	Parsons House	Elizabeth Fraser Bennett	101
31B-315	84 Round Hill	1908	Colonial Revival	Yes	Pratt House	Tyler Kelly Marion; Ohm Hun & Joy; Smolin Jerry & Elizabeth; Sequoia Properties LLC	102
24D-319	87 Round Hill	1884	Queen Anne	Yes	C. Gardner House	Jason Foster	101
24D-320	88 Round Hill	1909	Colonial Revival	Yes	Yale House	Deggendorf Terence & Anne; Carton Barbara; Greene Richard & Celester; Fine Bernard & Diane Hubbard Trustee	102
24D-342	91 Round Hill Rd	2008	Colonial Revival	No		Carpenter Kathryn & Dana Trustees	101
24D-318	95 Round Hill Rd	1898	Queen Anne/half-timbered	Yes		Carpenter Kathryn & Dana Trustees	101
24D-316	96 Round Hill Rd	1916-1922	Colonial Revival	Yes		Rose Peter & Hedwig	101
31B-004	Round Hill Rd			No	Galbraith Gym	Clarke School for the Deaf	
24D-315	93 Bancroft Rd	1925	Colonial Revival	Yes		Metcalf Sarah	101
24D-314	83 Bancroft Rd	1885	Queen Anne	Yes		Jonas Robert & Margaret Bullitt-Jonas	104

Options Considered and NOT Recommended

The Historic District Commission considered several alternatives as part of their study process. After evaluation, the Commission recommends against several of these alternatives.

1. **Do nothing:** The property owners have generally done an excellent job of preserving the architectural history of Round Hill and the argument could be made that a new approach is unnecessary. The Commission recommends **against** this approach for two reasons.
 - a. First, this area is critically important to Northampton's historical integrity, and some action is necessary to preserve these resources and protect all property owners and residents from the damage that one poorly thought out project could do.
 - b. Second, this area will be undergoing significant change as portions of both the Clarke School campus and the Smith College campus get redeveloped. Some action would provide the public with a seat at the table as these redevelopments move forward.
2. **Nominate for inclusion on the National Register of Historic Places ONLY:** The area is certainly eligible for listing on the National Register eligible. Listing increases the incentives for preservation, but making it easier to access Historic Preservation Tax Credits. The regulatory protections provided from such an approach are minimal and do not provide the assurance of preservation of historic buildings that the community desires.
3. **Rely on Zoning changes to preserve the neighborhood:** Zoning can provide some additional preservation incentives and design standards to encourage preservation and require compatible redevelopment. Zoning, as defined in Massachusetts, is not sufficient to preserve the historic character of the area.
4. **Create a non-Historic District regulatory approach:** Northampton has adopted strict regulations to preserve historic buildings in Downtown Northampton and to regulate new construction to great compatible development downtown and on West Street (Central Business Architecture District and West Street Architecture District). These districts make sense in areas that are already or are likely to become primarily commercial, institutional, or mixed-use areas and areas for which historic districts do not work well to meet the need. There is no need for this alternative regulatory approach.
5. **Include more areas of Round Hill within a Historic District:** The Commission was very interested in expanding the district to include more of Round Hill. They did not, however, prioritize it as a critical need at this time. The neighborhood is not advocating for a larger district and the threats for major changes are minimal. There are always threats for some smaller changes and the benefits of the sense of being in this all together, but those did not create a compelling argument for a larger expansion at this time.

Options Considered and Recommended

The Historic District Commission is making four recommendations:

1. **Accept Historic Preservation Restriction (PR) on critical buildings and accept a development agreement on any redevelopment if these can be mutually agreed upon.** Historic Preservation Restrictions could preserve the defining historic character of the area and a collaborative development agreement can create a development that addresses multiple community needs. Such an approach extremely effective in addressing neighborhood and community concerns.

Not all buildings or all facades need to be protected in order for Preservation Restrictions to adequately protect the character of Round Hill. Although it would be desirable to preserve as many of the historic buildings as possible, the most critical properties are the facades visible from public ways of:

- Coolidge
- Gawith
- Rogers
- Skinner
- Engineering Cottage

Property owners, the community, the Historic District Commission, and Planning and Development staff will all be part of the discussion, but any agreement to accept PRs and to adopt or not adopt a historic district must be agreed to by City Council.

This approach cannot, however, be mandated and requires the agreement of the relevant property owner.

2. **Expand the current Historic District up Round Hill Road subject to the current ordinance and design guidelines, as discussed earlier in the report, if no agreement on Historic Preservation Restriction is reached that provides sufficient protection to the integrity of the district:** This approach would preserve buildings, add value to residential structures and provide a seat at the table for residents. It creates significant challenges for institutional property owners (Clarke School and Smith College) or their successors in interest by adding a significant degree of uncertainty in any development efforts. In addition, an expanded historic district would not preserve specimen trees, prevent parking lots behind or adjacent to buildings, or address neighborhood concerns about land uses or traffic.

The alternative of excluding the westerly portion of the Clarke property westerly of Coolidge and Skinner should be adopted unless a compelling reason to include this land is identified during the public comment period.

As currently proposed, the historic district regulations would grow but otherwise the regulations would not change. The City could, however, regulate certain aspects of landscaping visible from a public way, such as Round Hill Road, at a later date but that would require a broad community discussion and would affect the entire district.

If a Historic District is not adopted at this time because adequate Historic Preservation Restrictions are provided, it could still be a viable option in the future when surplus institutional properties are redeveloped. Preserving buildings with viable uses is much easier than preserving buildings that are vacant, which can potentially retard investor interest.

3. **Add Zoning incentives for the reuse of historic buildings:** Allow existing historic buildings to be used for a greater range of residential use, live/work space, low traffic volume offices and a small percentage of other offices, IF historic buildings are permanently protected with historic preservation restrictions and IF projects are designed and approved by the Planning Board with a Site Plan Approval (which addresses the details of projects). This approach would ensure that buildings can be adaptively reused and these projects that are more likely to pencil out will preserve historic buildings.
4. **Nominate for inclusion on the National Register of Historic Places in addition to the above protection:** Such a listing would create tax credit incentives for income producing properties to rehabilitate historic structures.

Exhibit A: Historic District Ordinance

Proposed amendment:

§195-2 Elm Street Historic District boundaries

{ Revise the “Elm Street Historic District, City of Northampton” as shown herein and incorporate into the ordinance in section §195-2. }



The current Historic District Ordinance is included here for informational purposes. **No amendments to the ordinance are being contemplated** except the above map amendment.

Northampton Chapter 195 Historic Districts

§195-1 Purpose

The purpose of this chapter is to promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history and architecture of the City of Northampton and the Commonwealth of Massachusetts, through the maintenance and improvement of settings for such buildings and places, and through the encouragement of design compatible therewith.

§195-2 Elm Street Historic District boundaries

An Elm Street Historic District (District) is established within the City of Northampton, in accordance with Chapter 40C of the Massachusetts General Laws. The Elm Street Historic District shall be bounded as shown on a map entitled "Elm Street Historic District, City of Northampton" attached and made part of this chapter.

§195-3 Historic District Commission

An Historic District Commission (Commission) is established in the City of Northampton, in accordance with Chapter 40C of the Massachusetts General Laws.

A. Membership.

(1) The Historic District Commission shall consist of five members and two alternates. The Mayor shall appoint all members and alternates, subject to City Council confirmation.

(2) The Commission shall include at least one member who resides or owns property in the district. The Commission shall also include one member appointed from two nominations submitted each by the Northampton Historical Society, the Northampton Historical Commission, the area chapter of the American Institute of Architects and the local Board of Realtors. If, 30 days after submission of a written request for nominees to any of the above, no such nominations have been made, the Mayor may proceed to appoint the study committee without said nominations. Alternates need not be nominees from any of the above organizations.

B. Appointments.

(1) Initial appointments to the Commission shall be as follows: two members shall be appointed for a term to expire April 1 of the calendar year following the appointment; one member and one alternate shall be appointed for a term to expire April 1 of the calendar year two years after the appointment, and two members and one alternate shall be appointed for a term to expire April 1 of the calendar year three years after the appointment.

(2) Successive appointments shall be made for a term of three years, expiring on April 1 of the relevant year. If a member resigns or otherwise leaves office prior to the expiration of his or her term, the person appointed to fill the vacancy shall be appointed for the balance of the original term. Successive appointments and appointments made to fill a vacancy shall be made in the same manner as the original appointment. All members shall serve until their successors are appointed and confirmed.

C. Members of the Commission shall elect annually a Chair, a Vice Chair, and a secretary from its members.

D. Three members or alternates of the Commission shall constitute a quorum. The positive vote of three members or alternates of the Commission is necessary to issue any certificate.

E. Alternates shall be offered the opportunity to serve on a rotating basis when a member is absent. When they are substituting for a member, they shall have all of the responsibilities of a member.

§195-4 Powers and duties of the Commission

The Historic District Commission shall have all power and duties provided by Chapter 40C of the Massachusetts General Laws. The Commission shall have the authority to adopt such rules and regulations not inconsistent with the provisions of Chapter 40C.

A. No building or structure within an Historic District shall be constructed, altered, or demolished in any way that affects exterior architectural features, except those activities exempted in § 195-5, without the appropriate certificate (permit) from the Historic District Commission. In passing upon matters before it, the Commission shall consider the factors listed in the United States Department of the Interior's Standards for Historic Rehabilitation, Massachusetts General Laws Chapter 40C, those contained in this chapter and the Historic District Design Standards Handbook.

B. In considering requests for certificates of appropriateness, the Commission shall ensure that projects respect the details and the character of the district by considering the following:

(1) The historic and architectural value of the building or structure and the significance of the site.

(2) The general design, building alignment, setback, height, articulation, texture, material and features involved.

(3) The relation of such features to similar features of buildings and structures in the surrounding area.

(4) The compatibility of the alterations and new construction with the existing buildings and site environment present in the district, including the appropriateness of the size and shape of the building or structure, in relation to the land area upon which the building is or will be situated, and to buildings and structures in the vicinity.

(5) The Commission may impose dimensional and setback requirements in addition to those required by other applicable ordinances. In accordance with MGL c. 40C, § 7, the Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable ordinances. The Commission shall not make any recommendation or requirement except for the purpose of preventing developments

incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

(6) Exterior or facade changes to buildings that would damage historic features or are not otherwise readily reversible, except when such changes replicate historic features, restore previously damaged historic features, or are otherwise compatible with the detail and character of the district, shall be avoided.

(7) The Commission shall refer to and utilize the Design Standards Handbook for evaluation of specific projects and project components.

C. No building permit or permit for demolition shall be issued for any building or structure within the Historic District until the appropriate certificate has been issued by the Commission or the Building Commissioner determines that a project is exempt under § [195-5](#). Except for exempt projects, a certificate from the Historic District Commission shall be required whether or not a building permit is required.

D. The Commission may appoint a subcommittee or agent and authorize that subcommittee or agent to issue certificates of nonapplicability under some or all of the exemptions listed in § [195-5](#).

E. The Commission shall not make any recommendation or requirements except for the purpose of preventing developments or alterations incongruous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District (MGL c. 40C).

§195-5 Project categories

All projects fall under one of the following three categories: exempt, potentially exempt, or nonexempt. The Commission is authorized to add additional projects as exempt or potentially exempt.

A. Exempt from Historic District review (Property owners may apply for a certificate of nonapplicability if they want a written record.):

(1) General exemptions.

(a) Interior work and use of premises are not subject to any review.

(b) Exterior architectural features not visible from a public way, provided that they would not be visible even in the absence of all freestanding walls and fences, signs, accessory structures, and landscaping.

(c) Meeting any requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition.

(d) Projects within the City right-of-way, when undertaken by the City or its agents or designees, after consulting with the Commission (but no permit or approval is required).

(2) Access devices/ramps that are temporary and involving no permanent alteration to existing physical structures, and in existence for six months or less.

(3) Air conditioners: window only.

(4) Antennas: rooftop TV and satellite dishes with a diameter of 12 inches or less.

(5) Art: outdoor freestanding art that is not an advertisement and does not alter any exterior feature of a building.

(6) Chimneys: repointing with the same materials and matching mortar color to existing mortar.

(7) Cornices, columns, pediments and trim: repair and replacement with the same materials and design or appearance.

(8) Doors: replacement with no change in opening dimensions, design or material; storm doors.

(9) Fences, when not part of any other structure or functioning as retaining walls when such fences are allowed as-of-right by Chapter [350](#), Zoning.

(10) Foundations: minor repairs with the same materials and color.

(11) Gutters, downspouts and water cisterns: repair and replacement with the same general design (but not necessarily materials), provided that downspouts are at the corner of a building and are vertical (no diagonal or horizontal downspouts) and cisterns or water tanks do not extend more than three feet above grade.

(12) Landscaping, grading, terraces, walks, driveways, and sidewalks: planting, pruning, trimming or removal of trees, shrubs, flowers and other plants and grading, provided that no retaining walls are required nor any alteration to the siding on any building.

(13) Lighting fixtures in conformance with City of Northampton zoning regulations.

(14) Mailboxes.

(15) Masonry and stucco: minor repairs when using the same materials, design and color.

(16) Paint color.

- (17) Parking areas on the side or rear of the principal building.
- (18) Roofs: repairs when using the same materials and color; reroofing with the same materials and design or appearance.
- (19) Shutters: removal only (but not installation of new shutters).
- (20) Siding: repairs when using the same materials and color.
- (21) Signs: temporary signs up to 90 days and residential signs when in conformance with the City of Northampton Zoning Ordinance.
- (22) Steps, stairways and railings: repair and replacement with the same materials and design or appearance.
- (23) Solar panels if consistent with design standards.
- (24) Temporary structures up to 90 days if in conformance with Northampton zoning if such will not alter any exterior feature protected by this chapter.
- (25) Windows: screens and storm windows only.

B. Potentially exempt with a certificate of nonapplicability from the Director of Planning and Development or his/her designee, based on the standards herein and in the Design Standards:

- (1) Access devices and ramps not facing a street and not altering the historic character of a structure.
- (2) Air conditioners, compressors, and exterior equipment not in front of the principal building on a site and adequately screened.
- (3) Cornices, columns, pediments and trim: repair and replacement with the same design or appearance but different materials.
- (4) Doors: replacement or repair of non-street-facing doors with the same essential design features (but not necessarily the same materials).
- (5) Foundations, masonry, stucco, and chimneys: restoration and major repairs with the same design and materials if such work is historically accurate.
- (6) Gutters, downspouts, and water cisterns: new installations, provided that downspouts are at the corner of a building and are vertical (no diagonal or horizontal downspouts) and cisterns or water tanks are placed out of public view or do not extend more than three feet above grade and are properly screened.
- (7) Signs: replacement of an existing sign with one of the same design and appearance and the same or smaller size in conformance with Northampton zoning.
- (8) Solar tubes (but not skylights) and air vents: exterior vents and solar tubes not distracting from the historic integrity of the building.
- (9) Railings: replacement with the same design but different materials.
- (10) Roofs: reroofing with different materials and/or design, but a compatible design, but not changing to a metal roof.
- (11) Windows: duplication or rehabilitation of existing windows, provided that the new windows are identical in size to the old windows, have the same style and details and are consistent with the Design Standards.

C. Nonexempt: All other projects not exempted above and all appeals of a denial of a certificate of nonapplicability require a certificate of appropriateness or a certificate of hardship from the Commission.

§195-6 Procedures

The following procedures shall apply to properties within the Historic District. All procedures shall be in accordance with Chapter 40C of the Massachusetts General Laws:

A. Prior to any construction, alteration, or demolition that in any way affects exterior architectural features, except those activities exempted in § [195-5](#), a landowner or applicant must apply for and receive a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship from the Historic District Commission.

B. To apply for a certificate, the applicant must complete and file the Commission's application form, with the appropriate number of copies and supplementary material. Said application must be filed with the City Clerk.

C. A person may apply for a certificate of nonapplicability to determine if a project involves a regulated architectural feature. Within 14 days, the Commission or its duly authorized subcommittee or agent shall issue a certificate of nonapplicability if it finds that the project would not involve any exterior architectural feature or would

only involve exterior architectural features that are exempt from review. A denial of a certificate of nonapplicability by a subcommittee or agent may be appealed to the full Commission within 14 days of its denial. In reviewing a denial, the Commission shall follow the same procedures as for any other request for a certificate of nonapplicability that is heard by the full Commission.

D. A person may apply for a certificate of appropriateness to determine if a project will be appropriate for or compatible with the preservation of the Historic District.

(1) Within 14 days, the Commission shall issue a certificate of nonapplicability, as described above, or determine that a public hearing on the application is required.

(2) Within 30 days after the required public notice and public hearing, the Commission shall issue a certificate of appropriateness with suitable conditions, if any, or disapprove the application. The public hearing may be waived in accordance with Chapter 40C.

(3) If the application is going to be disapproved, the Commission must first notify the applicant of the reasons for such disapproval and recommend changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If within 14 days the applicant files a written modification of the project in conformity with the recommended changes, the Commission shall issue a certificate of appropriateness.

(4) If the Commission finds that a project is inappropriate (certificate is disapproved), it shall consider whether a certificate of hardship should be issued.

E. A person may apply for a certificate of hardship to determine whether there is a unique hardship. The Commission shall issue a certificate of hardship when it finds that, owing to conditions especially affecting the building or structures involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter.

F. A landowner in the district or his or her representative may request informal assistance from the Commission in planning alterations or new construction. The Commission shall offer informal advice and comments to any proposal. This advice, however, cannot be binding on the Commission when it formally reviews an application for a certificate.

§195-7 Enforcement

This chapter may be enforced by criminal and noncriminal penalties and injunctive relief, in accordance with Chapter 40C of the Massachusetts General Laws and Chapter 40 of the Northampton Code of Ordinances.

A. Each day a condition is in violation of the provisions of this chapter shall constitute a separate violation, at the rate set forth in Chapter 40, Enforcement.

B. As an alternative to criminal prosecution or civil action, the City of Northampton may elect to utilize the noncriminal disposition procedure set forth in § 40-5.

§195-8 Appeals

A. Any person aggrieved by a determination of the Commission may, within 20 days after the filing of the notice of such determination with the City Clerk, file a written request with the Commission for a de novo review by a person or persons of competence and experience in such matters, designated by the Pioneer Valley Planning Commission.

B. The Pioneer Valley Planning Commission's designee's(s') finding shall be filed with the City Clerk within 45 days after the request and shall be binding on the applicant and the Commission, unless a further appeal is sought in Superior Court, as provided in MGL c. 40C.

§195-9 Amendment

Any portion of this chapter may be amended by a two-thirds vote of the City Council, in accordance with the provisions of Chapter 40C of the Massachusetts General Laws

§195-10 When effective.

This chapter shall take effect upon appointment of the initial members of the Historic District Commission and filing of the map of the boundaries of the Historic District with the Northampton City Clerk and the Hampshire County Registry of Deeds.

Exhibit B
Historic Inventory Form Bs
attached

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

24D-314-001

Easthampton

NTH.359

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 83 Bancroft Road

Historic Name:

Uses: Present: two-family residence
Original: single-family residence

Date of Construction: ca. 1895

Source: 1895 atlas

Style/Form: Queen Anne

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: clapboards, shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:
Garage

Major Alterations (*with dates*):
Ell on east, ca. 2005

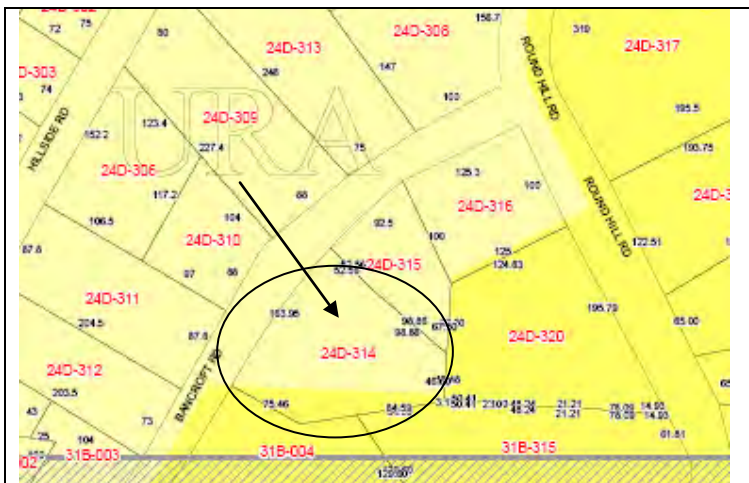
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.474 acres

Setting: This house faces west on the crest of a hill. Its lot is bordered by a low embankment wall behind which are flower beds.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: PVPC

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[83 BANCROFT ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.359

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is one of several elaborate versions of the Queen Anne style to be found on Round Hill in Northampton. It is among the best preserved of them and exemplifies well the complicated style at its peak. The main block of the house is two-and-a-half stories in height under a side-gable roof. The building is given its complexity by the addition of bays and porches at all stories. There is a two-and-a-half story bay on the north elevation beneath a jerkin head roof. It is the only bay that rises through all the stories. On the west façade a transverse gable intersects with the main roof of the house and incorporates an open porch with a jerkin head roof at the attic level, a round bay adjacent to an enclosed square porch at the second floor level. The round bay and square porch project on to the roof of a wrap around porch that crosses the west façade and continues up the south elevation. The porch shelters at first floor level a large fixed light window and a three-sided bay window. The porch has turned posts, scroll cut brackets at the eaves, and a turned baluster railing. The house's surface is given visual appeal by the use of clapboards on the first floor and patterned shingles on the second floor. There is a large added ell on the east side of the house and a separate garage.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From the Form B of 1980: "This house and 66 Bancroft Road were the only two houses to appear on the upper part of the street on the 1895 atlas. John O'Donnell had bought the northern part of Round Hill in the mid-1880s and slowly developed the property over the next forty years. He served as mayor of Northampton during the early 1890s, maintained a career as a lawyer, and was appointed a judge for the District Court late in life. The 1895 atlas shows him owning this house, but he lived across the street at no. 66. "

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Sanborn Insurance Co. Map of Northampton, 1915.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

Northampton Directories. 1885-86; 1895-95; 1900; 1905; 1915; 1922 and 1930.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[83 BANCROFT ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

NTH.359

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GStatement of Significance by Bonnie Parsons*The criteria that are checked in the above sections must be justified here.*

This house would contribute to a potential historic district that extends north of Northampton's primary corridor, Elm Street, encircling and encompassing the primary feature of that landscape, Round Hill. The potential historic district is significant for its 19th century development from a few gentlemen's farms to a neighborhood dense with the homes of its most prominent residents and educational institutions that shaped the character of Northampton for several hundred years to the present.

Architecturally it is significant for the mix of high style late Gothic Revival, Italianate, and Queen Anne style houses that were often architect-designed by the region's most well-known designers. This is one of the finest examples of the Queen Anne style in the district and is very well-preserved. This potential historic district has integrity of workmanship, feeling, setting, design and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

Assessor's Number USGS Quad Area(s) Form Number

24D-314-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Address: 93 Bancroft Road

Historic Name: Edward and Anna Finn House

Uses: Present: Single-family house

Original: Single-family house

Date of Construction: ca. 1925

Source: Street Directories

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: concrete

Wall/Trim: wood shingles

Roof: not visible

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.262 acres

Setting: This house is placed on a steep lot high above the level of Bancroft Road. It is reached by stairs at the east and west sides of the house.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[93 Bancroft Street]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a two-story house that has a side-gable roof. It is late Colonial Revival in style and is modest in size and details. It is three bays wide and two bays deep and its basement is exposed on the north elevation where the land slopes away. On that elevation at basement level is an attached garage. It is an integral part of the house and reflects people's commitment to owning a car and their interest in having their cars handy to the house. The Colonial Revival house has clipped gable eaves and shallow front eaves. Its center entry is through a barrel-vaulted portico on posts with lattice sides. This is a feature that was popular during the 1920s and 30s.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house appears to have been built by Edward and Anna Finn who owned the E & J. Cigar Company on Main Street in Northampton. The appear in the directory of 1930 but there was no house of this address in 1920. The Finns were here through 1940 when their son Edward, Jr. lived nearby at 2 Bancroft Road and was a part of the business. The E. & J. Cigar Company expanded from selling tobacco and candy to a wholesale tobacco company that was incorporated and sold through vending machines by 1950. Edward Finn was president of the company and his son was its Vice President. Company offices were at 15 Conz Street.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[93 Bancroft Street]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

24D-316

Easthampton

NTH.360

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 96 Round Hill Road

Historic Name: Arthur and Margaret Locke House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: 1916-1922

Source: Street Directories

Style/Form: Colonial Revival/Georgian Revival

Architect/Builder:

Exterior Material:

Foundation: not visible

Wall/Trim: clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

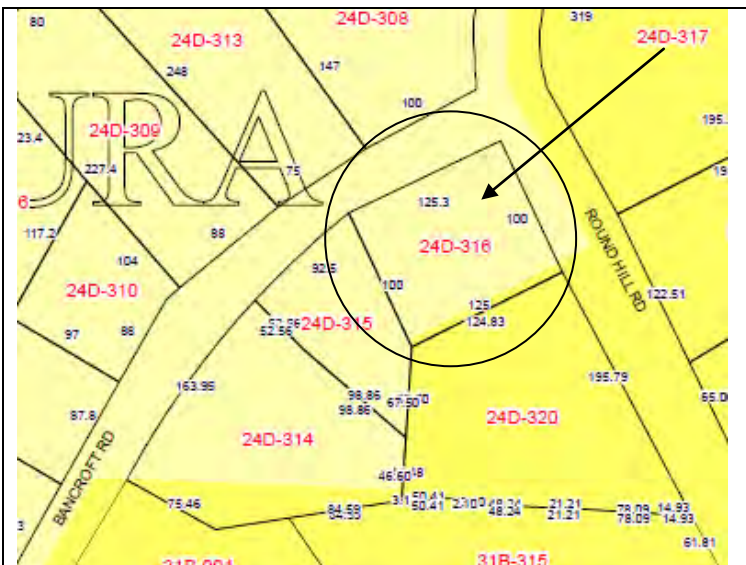
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.287 acre

Setting: This house occupies a corner lot that is raised in a residential neighborhood.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[96 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.360

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Locke House is a classical example of a Georgian Revival house, designed as a branch of the Colonial Revival. It is two-and-a-half stories under a side-gable roof on which are three deeply pedimented dormers and two chimneys. The clapboard-sided house is five bays wide and three bays deep and its center entry is a Georgian-derived, hipped-roof portico on paired Doric columns. The portico has a full entablature with a decorative row of dentils at its cornice level, metopes and triglyphs on its frieze. The entry has a dummy fanlight and sidelights – more Federal Revival than Georgian, but offering more light to the interior. Windows in the house have 6/6 sash. There is an ell on the west elevation and a side porch on the north.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "This large house was built around 1920 for Arthur and Margaret Locke. Mr. Locke was a professor of Music at Smith College. Round Hill, north of the Clark School, was opened up for residential development around 1900 and features many examples of 'Colonial Revival' architecture. The hill provided fine vistas of the Connecticut River Valley and was a much sought after address."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

Registry of Deeds: Bk. 727-P. 419

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[96 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.360
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

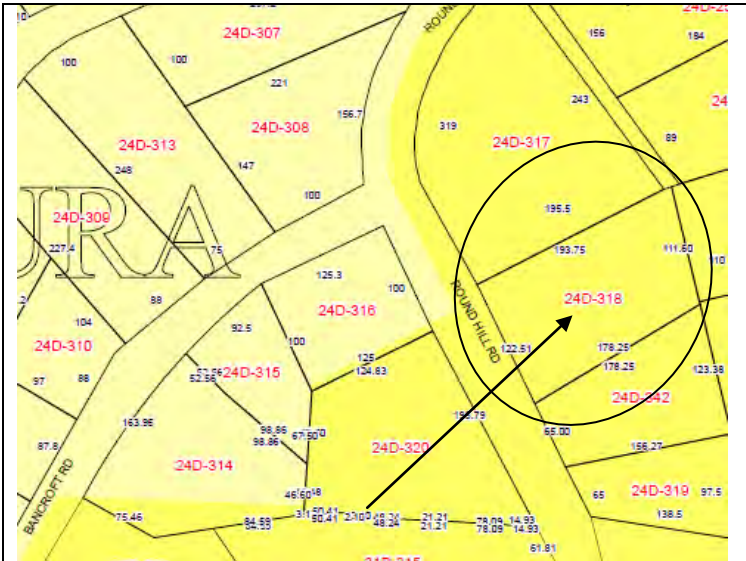
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (month / year): March, 2010

Assessor's Number USGS Quad Area(s) Form Number

24D-318

Easthampton

NTH.361

Town: Northampton

Place: (*neighborhood or village*)

Address: 95 Round Hill Road

Historic Name: Minshall House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: 1898-1899

Source: Gazette, 12/17/1898, Directory

Style/Form: Tudor Revival

Architect/Builder: Roswell F. Putnam, architect,
Northampton

Exterior Material:

Foundation: brick

Wall/Trim: clapboards, stucco, shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Garage

Major Alterations (*with dates*):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.503 acre

Setting: This house is deeply shaded by mature trees and shrubbery in a residential neighborhood.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[95 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.361

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Minshall House is unique in Northampton. It is a Tudor Revival style building, two-and-a-half stories in height under a front-gable roof that is trimmed with a solid barge board. There is half-timbering in the gable field that projects slightly over a jetty. There is a second jetty between first and second stories. The first story is clapboard-sided and the second story is shingled with a row of mouse-tooth shingles at the jetty. The house has a cross-gable on the north that adds complexity to its plan. The main entry is a Tudor Revival portico with a front-gabled roof. It has a solid, ornamented bargeboard and half-timbering in its gable field. The Tudor Revival took off in the 1920s as a popular style, so this house represents its early form when each version was unique and somewhat experimental.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1976: "Roswell F. Putnam, Northampton's leading architect in the later nineteenth century designed this residence for a local physician, Dr. Minshall."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town of Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[95 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.361

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

24D-319

Easthampton

NTH.362

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 87 Round Hill Road

Historic Name: Clarence R. Gardiner House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: 1884-1895

Source: Atlases

Style/Form: Queen Anne

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: clapboards, shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):
Sash replaced, ca. 2005.

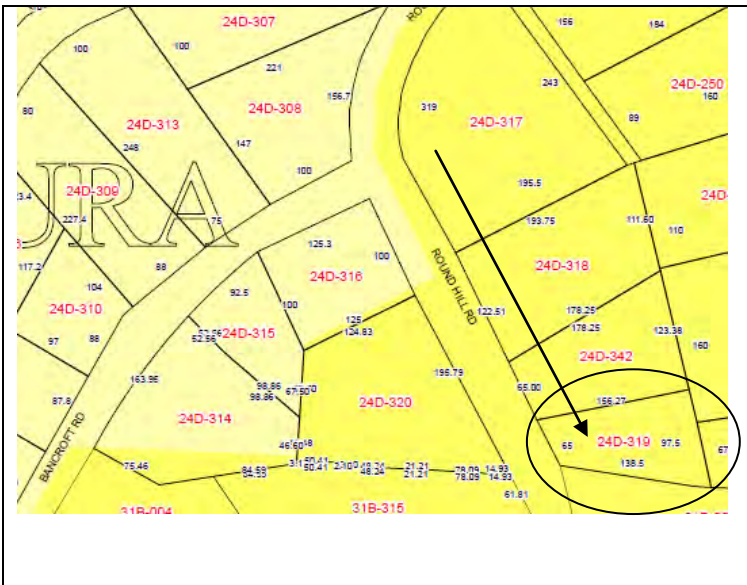
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.257 acres

Setting: This house is set back from the street behind a wood picket fence.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[87 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.362

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Gardiner House is a one-of-a-kind design whose overall characteristics are Queen Anne but whose details are uncommon. It is two-and-a-half stories in height under a truncated, front-gabled roof whose eaves make a full return to form a pent roof. A rope molding ornaments the clipped eaves. This roof form alone is unusual. The plane of the clapboard-sided second story is set back from the plane of the first story by several feet, enough to support a two-story bay window. The house is three bays wide and its center entry is a double leaf door with a pedimented, projecting porch on turned Queen Anne posts. The porch or portico has a shingled gable-on-hip roof. It is further ornamented with a spindled frieze. At each side of the porch are paired windows with shed-roofed lintels that are shingled. The lintels are in very low relief. On the north elevation of the house is a two-story porch with novelty siding. It is open and latticed on the first story and glassed in as a sleeping porch on the second story. It would date from the 1920s or thereabouts.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "Round Hill, north of the Clark School, was first opened for residential development in the early 1870's. This project proved a failure and the property was bought by John B. O'Donnell in the mid 1880's. He felt that 'the hill was by nature the handsomest and most desirable building spot in America,' and only sold substantial lots for residences. By the turn of the century, this had become one of the most exclusive residential areas of the city, a position it has maintained to this day."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[87 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.362

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

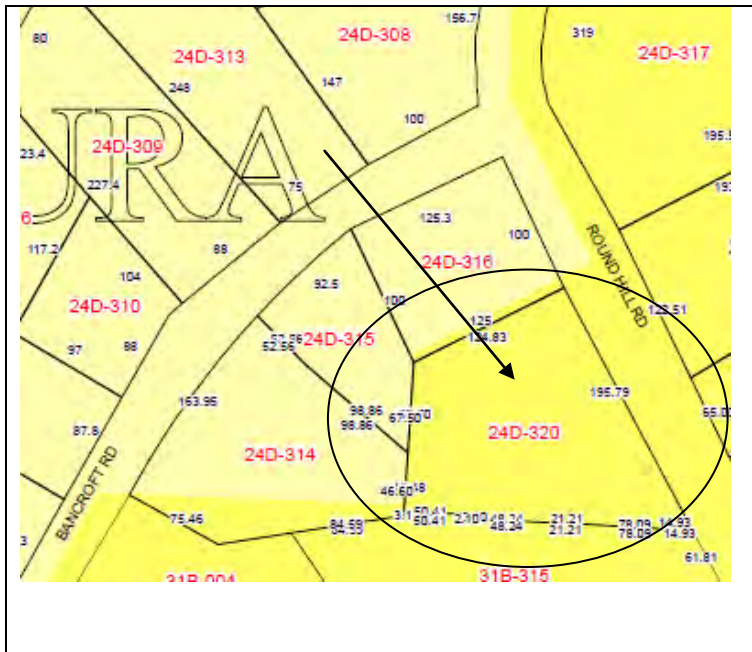
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Assessor's Number USGS Quad Area(s) Form Number

24D-320

Easthampton

NTH.363

Town: Northampton

Place: (*neighborhood or village*)

Address: 88 Round Hill Road

Historic Name: Ysabel Swan House

Uses: Present: Four-family house

Original: Single-family house

Date of Construction: 1909

Source: Registry of Deeds, Directory & Springfield
Daily Republican

Style/Form: Colonial Revival/Georgian Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: clapboards, shingles

Roof: slate

Outbuildings/Secondary Structures:
Four bay garage

Major Alterations (*with dates*):
Window sash replaced, ca. 2010

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.257 acres

Setting: This house is set on a part of the crest of Round Hill and is set back from the street. Large trees shade its expansive lawn.

Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[88 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.363

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Ysabel Swan House is a fine Georgian Revival House whose designer must certainly have been aware of an original Georgian house, The Manse, on nearby Prospect Street. It is a two-and-a-half story house under a side-gambrel roof, like that of The Manse. It is five bays wide and three bays deep and the roof eaves make full returns in the gable ends. In comparison to the Georgian house, however, the Georgian Revival's proportions are larger and its features spread out to create larger interior spaces. Three large dormers on the roof illustrate the grander scale. There are two pedimented dormers flanking a front-gable dormer. The center dormer is large enough to accommodate a Palladian window composition. A broad entry with sidelights is sheltered by a large, flat-roofed portico resting on Doric columns; it is topped by a balustrade. There is an enclosed, one-story porch on the north elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "This house was built in 1909 for Ysabel Swan of Chicago at a cost of \$10,000. Round Hill, north of Clark School, was opened for residential development around the turn of the century and quickly became one of the most exclusive sections in the city. The hill provided sweeping views of the Connecticut River Valley and its surrounding hills, and had been the site of Round Hill Hotel, Northampton's premier tourist attraction of the mid 19th century." Ysabel Swan also had a house on Tyler Court.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

Registry of Deeds: Bk.462-P. 135

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[88 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.363

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

24D-342-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 91 Round Hill Road

Historic Name:

Uses: Present: Single-family house

Original: Single-family house

Date of Construction: 2008

Source: Assessor's Records

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: stone

Wall/Trim: Shingles/stone

Roof: slate

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.354 acres

Setting: This house sits on a well-landscaped lot on the crest of Round Hill. It faces west.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[91 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

___ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a contemporary version of the Colonial Revival style. It is one-and-a-half stories in height under a pyramidal hipped roof from which project cross gables. On the west façade four staggered, cross-gables project. On the south a hipped roof, cross-gable projects, which is two stories in height. A one-story hipped roof portico is attached. Materials on the exterior of the building are used in a contemporary fashion. Closest to the road is a dressed fieldstone wall with granite sills and lintels. It serves the integral, two-bay garage. The balance of the exterior is sided in wood shingles. Window lintels in the wood shingled section have splayed lintels with an interpretation of Federal style keystones. Window sash is vinyl.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was constructed in 2008 and is the most recent houses to be built on Round Hill. Katherine and Dana Carpenter own this and the house at 95 Round Hill Road. Dana E. Carpenter is a financial advisor.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-004-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 40-42 Round Hill Road

Historic Name: Adams House

Uses: Present: Faculty housing

Original: Faculty housing

Date of Construction: 1891

Source: School history

Style/Form: Eclectic

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: brick/brownstone

Roof: asphalt

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):
Sash replaced with 1/1

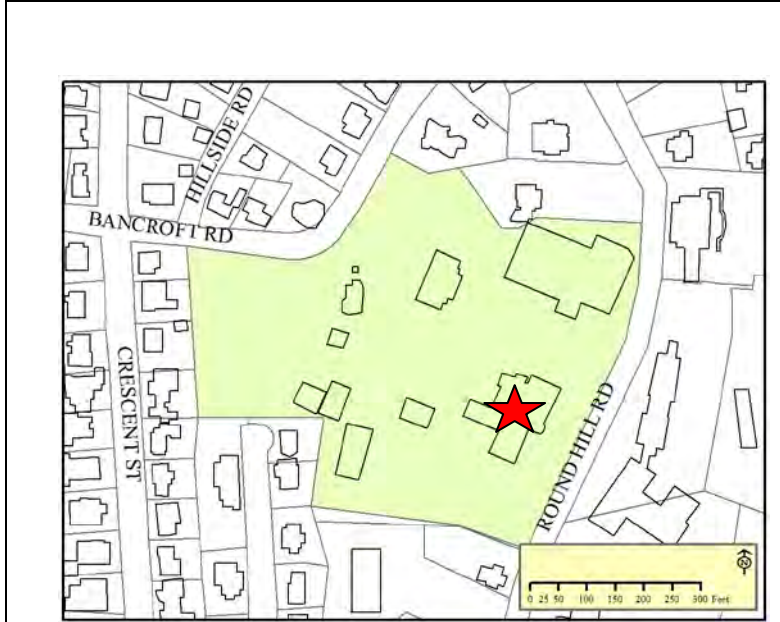
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 7.4 acres

Setting: This building faces south and is set on the campus of the Clarke School.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[40-42 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Adams House is a two-and-a-half story, two-family house. It is eclectic in style. From the Colonial Revival comes the gambrel roof with a gambrel roof front-gable while the brickwork is Queen Anne – sometimes referred to as “Panel Brick” when in masonry – with corbelled roof cornice, stringcourses that act as continuous window sills and lintels. Queen Anne as well is the porch on the south façade. It has turned post supports, a spindled frieze and railings with turned balusters. Windows are segmentally arched and they have incised frames in a floral pattern. The house is six bays wide and three bays deep and proportions are large.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Adams House was built in 1891 for two of the Clarke School's teachers and their families, one of whom was the wood shop teacher. It was named for Frederick Adams, who was shop instructor at the school from 1916 to 1959. Coach Henry Wilhelm and his family lived in the house as did Calvin Coolidge as a young lawyer in Northampton. It was here that he met Clarke teacher Grace Goodhue, leading to their eventual marriage. In 1920 there were three teachers living in the house: Mary E. Cobb who taught music and Archie T. Phillips, his wife Nell and their two children were in #40. Archie was a school steward. and Fred Allen was in #42, though he doesn't appear in the census that year. In 1930 #40 was vacant but Alice and Fred Adams lived in #42. Fred was an instructor at the school and a cabinet maker and antiques dealer. Both units were vacant in 1940. In 1950 #40 was vacant and in #42 Henry E. Wilhelm, mentioned above, and his wife Janet were in the apartment.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town of Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[40-42 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-006

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 47 Round Hill Road

Historic Name: Gardiner Green Hubbard Hall

Uses: Present: School offices

Original: School offices

Date of Construction: 1912; 1929

Source: Sanborn Insurance Maps

Style/Form: Classical Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: brick/brownstone

Roof: not visible

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

EI on east added 1929

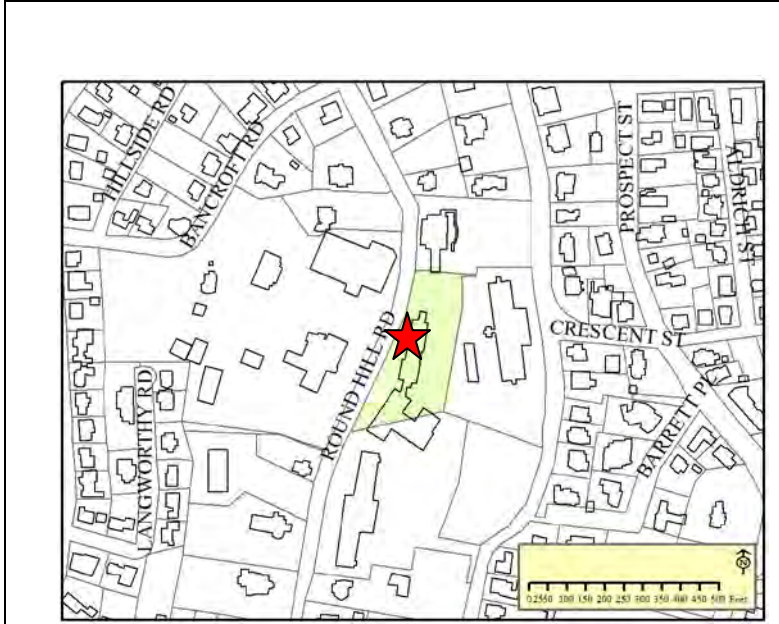
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 2.34 acres

Setting: This building faces west and is located on the crest of Round Hill.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON] [47 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Hubbard Hall is a two story, brick building under a flat roof with a parapet. The west façade is 19 bays long and three of the bays at each end of the façade project slightly within a pavilion. The pavilion bays are separated by piers. The center 13 bays are not similarly separated. Centered on the façade is the main entry, a Classical Revival trabeated entry surround with two pairs of brownstone pilasters supporting a full brownstone entablature. The entry is composed of a door below a high transom flanked by sidelights. Running beneath the brownstone-capped parapet wall is a projecting brownstone cornice. Brownstone sills, lintels and watertable ornament the building. The south elevation is five bays deep. Two pairs of windows with 1/1 sash flank a center stair window that is one-and-a-half stories in height and has three-part composition window sash. On the east elevation is a large, two-story wing that was added later. It continues the style of the main block.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Hubbard Hall was named after one of the Clarke School for the Deaf's founders and the first president of its Board of Trustees, Gardiner Green Hubbard. Hubbard's daughter, who was deaf, married Alexander Graham Bell. The building was constructed in 1912 on the site of Clarke Hall, the school's first classroom building, and at its completion it served to hold a library and a chapel on the first story and classrooms on the second story. It was connected to Rogers Hall in 1976..

Hubbard Hall was designed by A. Lincoln Fechheimer. Fechheimer graduated from Clarke School in the class of 1891, and returned to design for the school twice: once in the 1910s and again in the 1930s. Besides Skinner Hall Fechheimer designed Coolidge Hall and most likely the Engineer's Cottage. He was an Ohio architect trained at Columbia University and the Ecole des Beaux-Arts in Paris. He began practice in Cincinnati in 1906 in partnership with Harry Hake and then with Benjamin L. Ihorst into the 1940s, and specialized in school campus work. He died in 1954.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[47 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

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FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-004-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 44 Round Hill Road

Historic Name: Engineer's Cottage

Uses: Present: Single-family house

Original: Single-family house

Date of Construction: 1935

Source: Clarke School literature

Style/Form: Colonial Revival

Architect/Builder: A. Lincoln Fechheimer, architect, attributed.

Exterior Material:

Foundation: poured concrete

Wall/Trim: brick, clapboards

Roof: slate

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

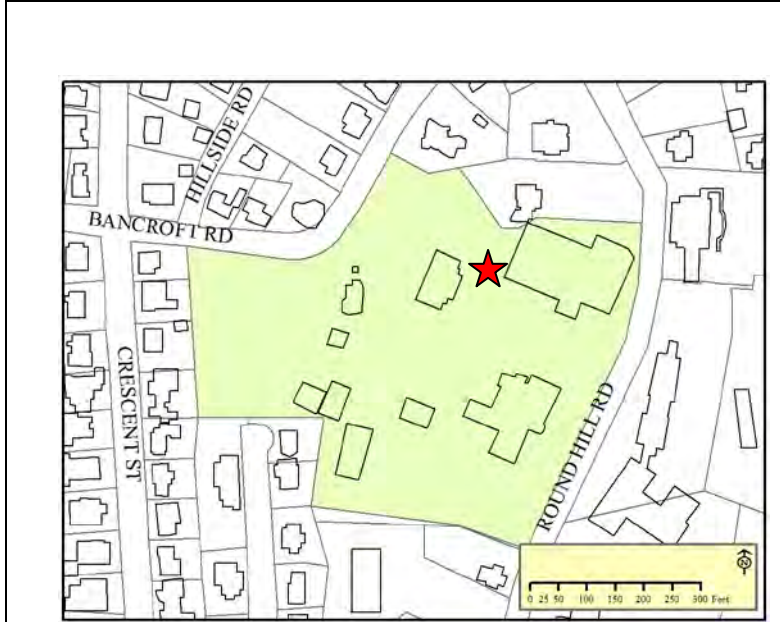
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 7.4 acres

Setting: This house is set on the west side of Round Hill's crest on a gentle slope to the west. It is heavily shaded by mature trees.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[44 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a Colonial Revival style house, one-and-a-half stories in height under a gambrel roof. The house is brick in construction and has a slate roof with two, front-gabled dormers. It rests on poured concrete foundations that have been horizontally scored. Wide clapboards ornament the gable ends of the house and of the dormers. Three bays wide, the Engineers Cottage has a center entry whose trabeated surround is an imaginative composition of wood panels rather than the more common pilasters and entablature. Windows in the house are 6/6 and have paneled shutters with fan-like cutouts. The house is two bays deep and two bands of windows nearly meet at the north west corner to add light to the interior.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This small cottage located at the right side of the Boiler House is known as the Engineer's Cottage and shares features with Coolidge and Skinner Halls to the extent that it is probably the work of the same architect, A. Lincoln Fechheimer. Besides the Engineer's Cottage, documented work of his was Skinner Hall, Coolidge Hall, and Hubbard Hall. Fechheimer was in the class of 1891 at the Clarke School for the Deaf and returned to design for the school in the 1930s. He was an Ohio architect trained at Columbia University and the Ecole des Beaux-Arts in Paris. He began practice in Cincinnati in 1906 in partnership with Harry Hake and then with Benjamin L. Ihorst into the 1940s, and specialized in school campus work.

Clarke School engineers who have lived here are William H. and Lena Ashley who were her 1920-1930, Jessie and Raymond Sanders in 1940 through 1950.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[44 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

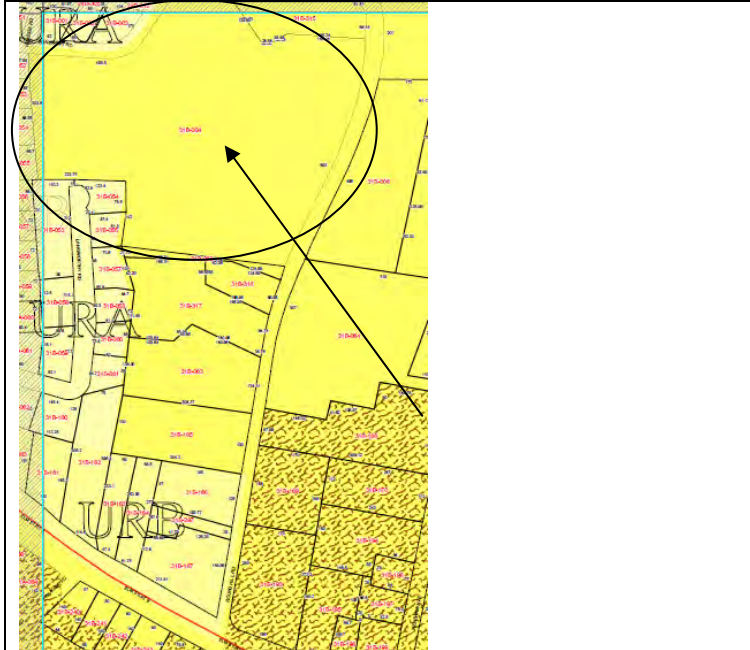
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (month / year): March, 2010

Assessor's Number USGS Quad Area(s) Form Number

31B-4 Easthampton NTH.591

Town: Northampton

Place: (*neighborhood or village*)

Address: 46 Round Hill Road

Historic Name: Gawith Hall

Uses: Present: School

Original: School

Date of Construction: c. 1870

Source: *The Northampton Book*

Style/Form: High Victorian Gothic

Architect/Builder: Ware and VanBrunt, architects, Boston

Exterior Material:

Foundation: brick

Wall/Trim: brick/brownstone

Roof: asphalt

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

South wing added, n.d.; new entry, n.d.

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 7.14 acres

Setting: This building is set above the street level behind a low embankment. It is heavily screened by trees.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[46 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.591

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Gawith Hall is a two-and-a-half story, High Victorian Gothic brick building under a mansard roof. It has three-story projecting towers at each end of its five-bay façade and an attached wing set back on the south, which has an attached tower on its south elevation. The brick of the building is laid in High Victorian Gothic style with a doubled, continuous stringcourses at the sill and lintel levels of both second and third stories. The building's cornice line is also laid decoratively with a brick dentil row. Hipped and flat roofed dormers project from the lower slope of the roof and their eaves are bracketed. Windows in the main block and its towers are 2/2 and they are segmentally arched. The original main entry is centered on the east façade of the main block and is segmentally arched and contains double leaf doors (replacements) beneath double 6-light transoms. Above the entry is a slope-roofed copper hood on wooden braces. It may date from the 1920s. There is a new wood entry in the angle between the main block and the south wing. It is two stories in height and is essentially a three-sided bay. Stylistically the building is relatively modest as architect-designed institutional buildings of the times were designed, but in sheer size and setting it is a dominant building.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "In 1864, Mr. Gardiner Greene Hubbard, a prosperous Cambridge lawyer with a deaf daughter, attempted to persuade the Massachusetts Legislature to charter and support a school for young deaf children for the purpose of teaching them to speak and read lips. This effort failed and in 1866, Mr. Hubbard assisted Miss Harriet Rodgers in opening a small private school in Chelmsford. Until that time the system of instruction was sign language. The length of instruction was generally six years, beginning about the age of twelve. Miss Rodgers success with her young students in teaching them to speak and read lips encouraged Mr. Hubbard to try again for a state chartered school.

At the same time, Mr. John Clarke of Northampton offered the state \$50,000 to establish a school for the deaf in Northampton. The bills incorporating Clarke School were approved June 1, 1867. Mr. Clarke gave his \$50,000 and an additional \$250,000 legacy was left in his will. The school was established in the old Gothic Seminary on Gothic Street. In 1870, after Mr. Clarke's death, the school was able to purchase 12 acres of land on Round Hill, south of the Round Hill Hotel. This land included two buildings on the east side of Round Hill Road that had been built by the Shepherd brothers, and had been used for the Round Hill School for Boys. A new building, Baker Hall (now Cawith Hall) was built on the western side of the road. This was from designs of Ware and Van Brunt, the prominent Boston architects. It was occupied by the boys, while Rodger's Hall was the girls' residence and Clarke Hall was used for the school and library. Clarke Hall was replaced in the early 20th century by Hubbard Hall.

In 1871, Alexander Graham Bell came to the Clarke School to instruct the teachers in his father's system of Visible Speech. On July 11, 1877, he married Mabel Hubbard, the daughter of Mr. Hubbard, the first president of the school. Dr. Bell served as a member of the Board of Trustees from 1883-1893, and as President from 1917-1922.

Caroline Yale, the second principal of the school, came to the school in 1870 as a 22 year old teacher. She made Clarke School her life, and during her 63 years as teacher, Principal, and Director of the Teacher Education Department, the school achieved international prominence. In 1903, Grace Goodhue was admitted as a student in the Teacher Education Department. After completing her training, she remained as a teacher, during which time she made the acquaintance of a young Northampton lawyer, Calvin Coolidge. They soon married and Mrs. Coolidge retained her connections with the Clarke School for the rest of her life. She served as President of the Board of Trustees from 1935 to 1952.

In the last twenty years, the school has erected two large buildings: the Alexander Graham Bell dormitory on Round Hill Road (no. 45) and Magna House on Crescent Street (no. 26)."

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[46 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.591
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BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

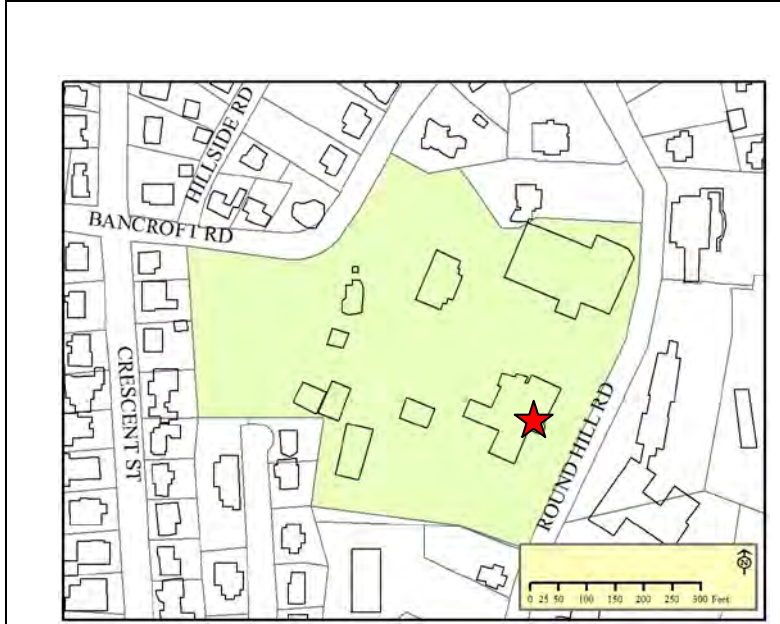
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (month / year): April, 2011

Assessor's Number USGS Quad Area(s) Form Number

31B-004-001

Easthampton

NTH.

Town: Northampton

Place: (neighborhood or village)

Address: 48 Round Hill Road

Historic Name: Coolidge Hall

Uses: Present: classrooms

Original: classrooms

Date of Construction: 1933

Source: Integral date block

Style/Form: Colonial Revival

Architect/Builder: A. Lincoln Fechheimer, Architect, Ohio

Exterior Material:

Foundation: poured concrete

Wall/Trim: brick, cast stone, clapboards

Roof: slate

Outbuildings/Secondary Structures:

Major Alterations (with dates):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 7.4 acres

Setting: This building faces east and is set back from the street on the campus. It is heavily shaded with trees and shrubbery.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[48 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Coolidge Hall is a two-and-a-half story brick and cast stone building under a side-gabled slate roof. It has clapboards in its gable ends, an idiosyncratic feature that is found in Skinner Hall and the Engineer's Cottage as well. The building has two cross-gables on its east façade with 12-light steel casement windows under 8-light transoms. Lintels are Colonial Revival style splayed forms. The entry to the building is centered on the east façade and is composed of a hood on curved brackets. The door surround has fluted pilasters and is trabeated. There are entries in the cross-gables at each side of the main entry. On the west elevation is an oriel windows supported on cast stone consoles. This building as well as Skinner Hall is designed to carry on the Colonial Revival style while improving on the illumination of the interior by large windows that take up a much larger portion of the exterior walls than in previous decades of the style's popularity.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Coolidge Hall was built by the Clarke School for the deaf in 1933 to house the Domestic Science Department's courses on cooking, sewing, art and crafts. It is a companion building to the campus's Skinner Hall where technical courses were offered for the boys at the school. Coolidge Hall was named for President Calvin Coolidge and his wife Grace Goodhue Coolidge. Calvin Coolidge served on Clark's Board of Trustees from 1920-1933. Grace Coolidge taught at the school and then served as a Trustee from 1933 to 1957. She was president of Board of Trustees from 1935 to 1952.

The documented architect of Coolidge Hall is A. Lincoln Fechheimer who was in the class of 1891 at the Clarke School for the Deaf and returned to design for the school in the 1930s. Besides Coolidge Hall Fechheimer designed Skinner Hall and Hubbard Hall and most likely the Engineer's Cottage. He was an Ohio architect trained at Columbia University and the Ecole des Beaux-Arts in Paris. He began practice in Cincinnati in 1906 in partnership with Harry Hake and then with Benjamin L. Ihorst into the 1940s, and specialized in school campus work.

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Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[48 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

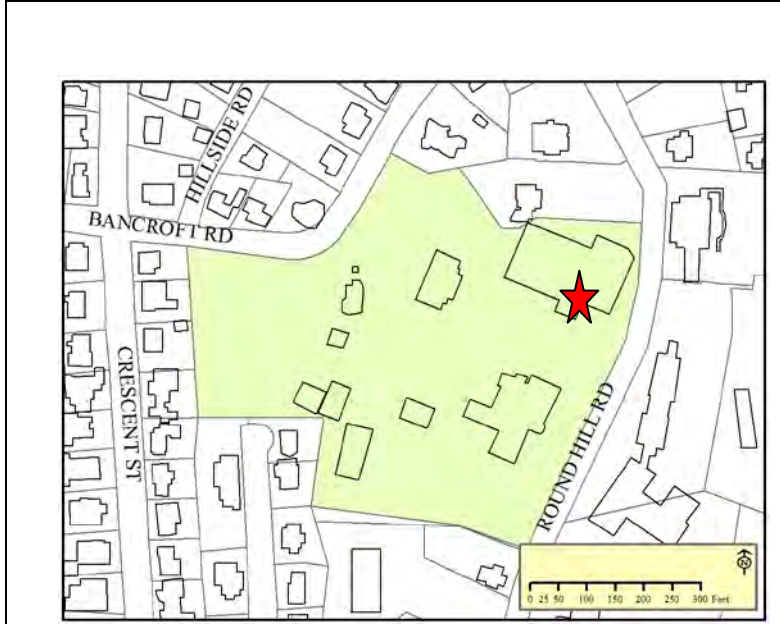
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (month / year): April, 2011

Assessor's Number USGS Quad Area(s) Form Number

31B-004-001

Easthampton

NTH.

Town: Northampton

Place: (neighborhood or village)

Address: 54 Round Hill Road

Historic Name: Skinner Hall

Uses: Present: Classrooms

Original: Classrooms

Date of Construction: 1933

Source: integral date sign

Style/Form: Colonial Revival

Architect/Builder: A. Lincoln Fechheimer, architect,
Ohio

Exterior Material:

Foundation: poured concrete

Wall/Trim: brick, stucco, cast stone, clapboards

Roof: slate

Outbuildings/Secondary Structures:

Major Alterations (with dates):

Condition: good

Moved: no | s | yes | | **Date** _____

Acreage: 7.4 acres

Setting: This building is east-facing and is set on the campus a good distance from the street. It is heavily shaded with trees and shrubbery.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[54 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Skinner Hall is a two-and-a-half story brick building under a side-gable roof. Gables are ornamented with wide clapboards. On its east façade Skinner Hall has a centered, cross-gable at each side of which in the angle between the cross-gable and the main block are two-story high entries. The entries are stucco-covered at the second story and extend slightly over the first story in a Colonial Revival style jetty. They have extensions of the main roof as a shed-roof. The entries have trabeated surrounds with flat pilasters supporting an entablature. Above the door is a large stair window of 15 lights in metal sash. Windows elsewhere in the building have 20 light steel sash with operable hoppers. The building is two bays deep with paired windows. Brick corners of the buildings have Colonial Revival style quoins. Foundations exposed on the west are scored horizontally, a feature of the buildings by A. Lincoln Fechheimer.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The documented architect of this building is A. Lincoln Fechheimer who was in the class of 1891 at the Clarke School for the Deaf and returned to design for the school in the 1930s. Besides Skinner Hall Fechheimer designed Coolidge Hall and Hubbard Hall and most likely the Engineer's Cottage. He was an Ohio architect trained at Columbia University and the Ecole des Beaux-Arts in Paris. He began practice in Cincinnati in 1906 in partnership with Harry Hake and then with Benjamin L. Ihorst into the 1940s, and specialized in school campus work. Skinner Hall was built to house the woodworking, printing and mechanical drawing classrooms for (boy) students. It was named for John Skinner, who was chairman of the executive committee of the Board of Trustees in the 1930s.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[54 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-063-001

Easthampton

NTH.604

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 32 Round Hill Road

Historic Name: Mrs. Merritt Clarke House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: 1859

Source: Hampshire Gazette, Mar. 29, 1859

Style/Form: Gothic Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Wing on west, wing on east, deck and enclosed porch, ca. 1990.

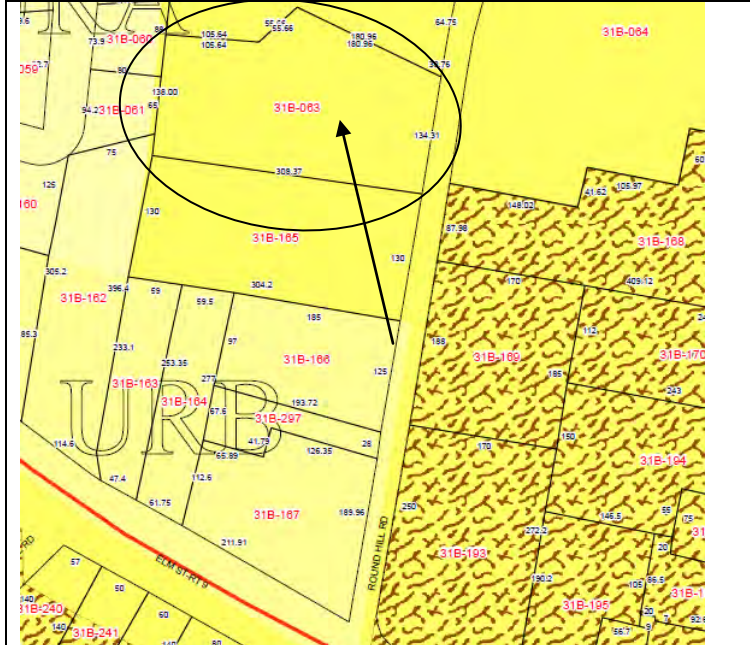
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 1.115 acres

Setting: This is a south-facing house on the lower slope of Round Hill. It is screened from the road.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[32 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.604

___ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a two-and-a-half story brick house with a front-gabled slate roof and with a one-and-a-half story brick wing on the east and a two-story clapboard wing on the west. The house has a large porte-cochere on the north. Through-cornice, front-gabled dormers ornament the main block and the wing and have Gothic Revival pointed window compositions. Elsewhere windows are paired beneath straight stone lintels. A porch across the south façade has been enclosed and a deck constructed on its east end. The west wing is also a later addition.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1976: "This brick cottage was built on fashionable Round Hill in 1859 and derives from an Andrew Jackson Downing design. Edward Clark was an important citizen and the owner of an unusual U-shaped Greek Revival house built in 1836-39 and located opposite the site of the Clarke cottage (Clarke School demolished the Greek Revival structure). Edward Clarke's estate was divided between three Round Hill residents, Lafayette Maltby (who got the house), W.B. Hale, and Merritt Clark; the widow Clark chose to build an economical but genteel residence opposite her former home. In 1867, Clarke School was chartered by the state legislature and moved to Northampton from Chelmsford, Massachusetts. Originally housed in several structures atop Round Hill, the school acquired considerable property along the road in the late nineteenth century. The Clarke Cottage is now part of the school and had been enlarged at the rear."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town of Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[32 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.604

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-064-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 45 (35 according to assessors) Round Hill Road

Historic Name: Bell Hall-The Family Center

Uses: Present: Administrative Offices

Original: Administrative Offices

Date of Construction: ca. 1980

Source:

Style/Form: Contemporary

Architect/Builder:

Exterior Material:

Foundation: concrete

Wall/Trim: brick

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

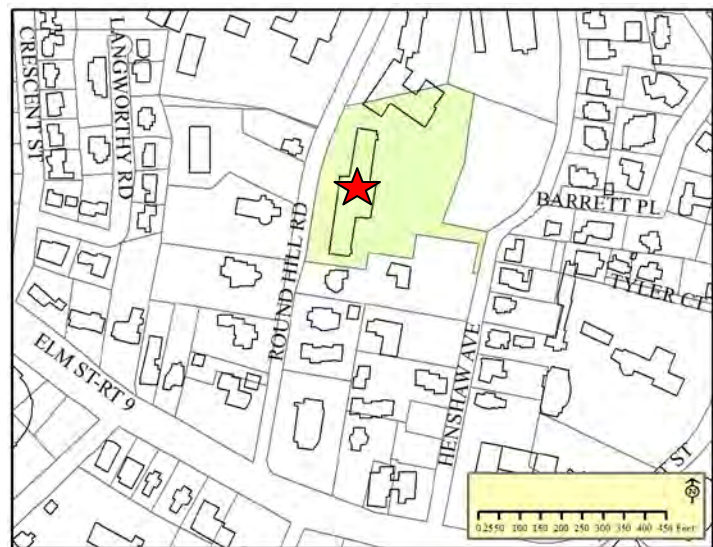
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 2.68 acres

Setting: This building sits on the south side of Round Hill. Land slopes away to the east and south.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[35/45 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

___ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a brick and concrete building that is two stories in height under a flat roof. It is in three sections. The south wing is 11 bays long, the center section is 10 bays long and the north wing is ten bays long and is only one story in height. There are four entries to the building on the west façade. The major entry is preceded by a pedimented porch on posts with faux half-timbering in its gable field. The building has metal sliding, 1/1 windows. It is without particular architectural distinction.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Bell Hall, also known as The Family Center is the Clarke School's primary building now that it is selling off many of its other campus buildings. It is named after Alexander Graham Bell who served on the School's early Board of Directors.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-165

Easthampton

NTH.647

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 22-24 Round Hill Road

Historic Name: L. Clark Seelye House

Uses: Present: Single-family house

Original: Single-family house

Date of Construction: 1909

Source: Registry of Deeds, Atlas & Springfield

Daily Republican

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: brick/brownstone

Roof: slate

Outbuildings/Secondary Structures:

Garage

Major Alterations (*with dates*):

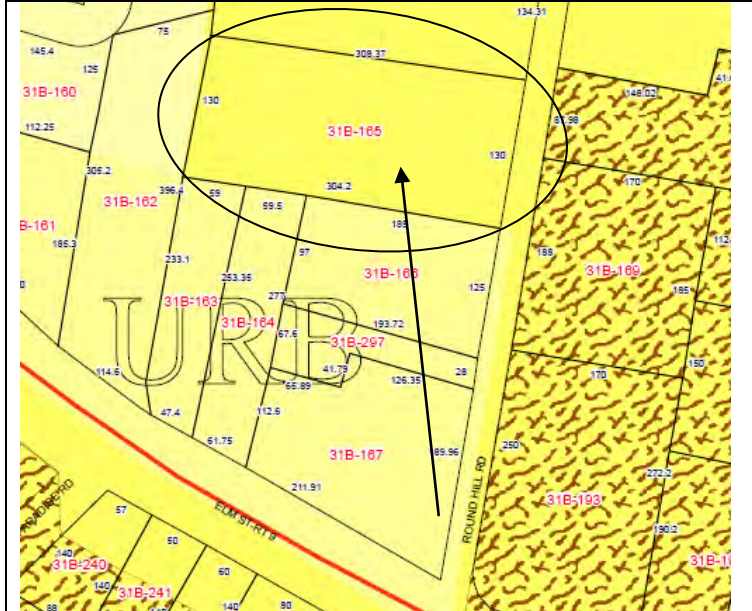
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.916 acre

Setting: this house is set back from the street on a south-sloping lot. It is set behind a circular driveway.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[22-24 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.647

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Seelye House is a fine example of the Colonial Revival style. It is a two-and-a-half story house under a hipped, slate roof on which is centered a stucco-sided front dormer. The house is three bays wide on its east façade and has a round portico on Doric columns and respondent Doric pilasters. The portico has a pedimented entry. The main entry to the house is a broad double-leaf door underneath an elliptical leaded glass fanlight and flanked by leaded sidelights. The house has been well-detailed with corner brick quoins and a brownstone watertable, window sills and lintels. It has a projecting porch at the south west corner that rests on Doric columns.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "In 1909, the Rev. L. Clark Seelye bought almost an acre of land on the lower portion of Round Hill Road and had this house constructed at a cost of \$25,000.

Rev. Seelye came to Northampton in 1873 to assume the presidency of the newly formed Smith College. He had previously been a professor at Amherst College and during the early 1860's had been pastor of the North Congregational Church in Springfield. As the first president, Rev. Seelye presided over the growth of what was to become this country's most prestigious college for women. He retired in 1910 to this house and resided here over his remaining years."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town of Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

Registry of Deeds: Bk. 820-P. 363, 644-469

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[22-24 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.647

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

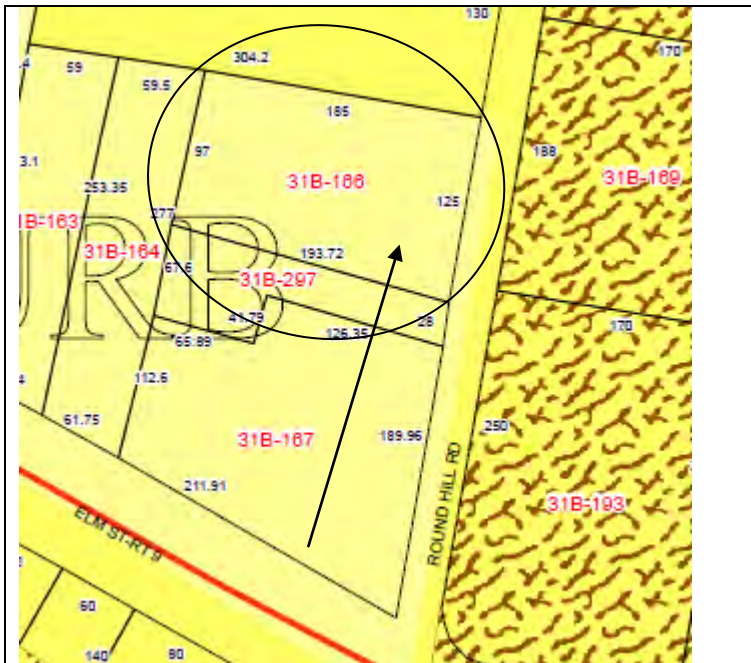
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Assessor's Number USGS Quad Area(s) Form Number

31B-166

Easthampton

NTH.648

Town: Northampton

Place: (*neighborhood or village*)

Address: 20 Round Hill Road

Historic Name: Harold Lee House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: 1923

Source: Directories & Permit

Style/Form: Colonial Revival

Architect/Builder: Karl S. Putnam, architect,
Northampton

Exterior Material:

Foundation: brick

Wall/Trim: brick

Roof: slate

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.545 acres

Setting: This house faces east behind a circular drive.

Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[20 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.648

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a complex version of the Colonial Revival being an interpretation not of a Georgian or Federal house, but a revival of a First Period style house. It is two-and-a-half stories, brick, and has a side-gable roof with two massive end wall chimneys. Architect Putnam designed the house with a "porch", a First Period entryway in the form of a pavilion, several versions of which were extant at the time he designed the house. The house has a stringcourse between first and second stories and is five bays wide and three bays deep. The porch entry has an eared architrave surround above which is a footed brick lintel with a projecting splayed brick keystone. On the west elevation of the house are two ells that represent two other house forms that followed the First Period house. The first ell is a two-and-a-half story block under a side-gable roof. It is three bays wide and the equivalent of three bays deep and has a center entry on its north façade. This ell also of brick has the stringcourse following across its façade from the main block. The second ell is a one-and-a-half story Cape Cod form block. It is brick and is three bays wide.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "In 1922, Samuel W. Lee took out a permit for this brick house, to be constructed at a cost of \$30,000. The eventual occupant was Harold Lee, secretary of the Corticelli Silk Company in Florence.

Karl Scott Putnam was Northampton's most prominent architect of the first half of the 20th century. He was the son of Roswell F. Putnam, a local architect of the turn of the century period and joined his father's firm after training in the New York offices of Edward Tilton. Karl Putnam joined Smith College in the early 1920's. Mr. Putnam is best known for his work in the Colonial style of architecture."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[20 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.648

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

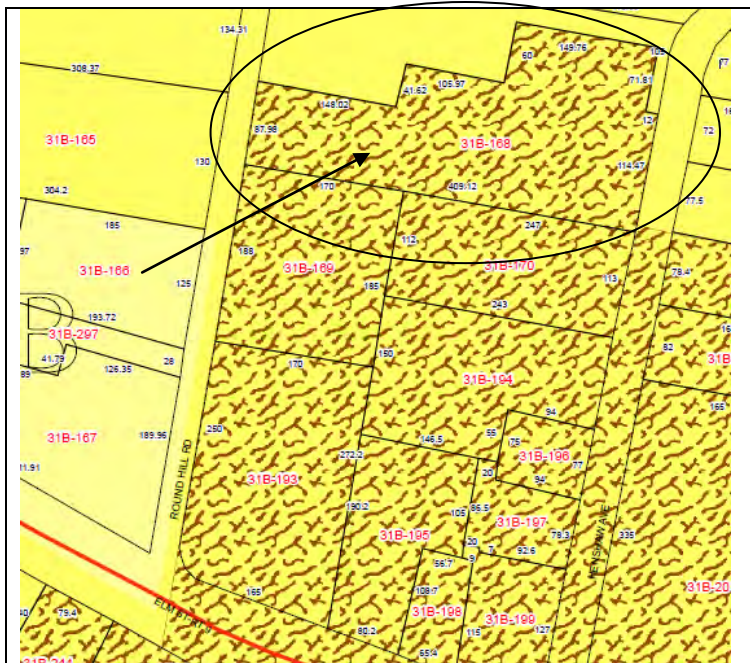
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (month / year): March, 2010

Assessor's Number USGS Quad Area(s) Form Number

31B-168

Easthampton

NTH.650

Town: Northampton

Place: (*neighborhood or village*)

Address: 23 Round Hill Road

Historic Name: William B. Hale House, "The Gables"

Uses: Present: Smith College building

Original: Single-family house

Date of Construction: 1860

Source: *Early Northampton*

Style/Form: Gothic Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: brick

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (with dates):

Ell added on east, ca. 1940.

Condition: fair

Moved: no | | yes | x | **Date** 1880

Acreage: 1.28 acres

Setting: This building occupies a sloping lot on Round Hill among institutional and residential buildings.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[23 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.650

 x Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

This is one of Northampton's finest Gothic Revival style buildings. It is a brick building, two stories in height under a steeply-pitched, side-gable roof with a cross-gable centered on the west façade. In the angles made by the main roof and the cross-gable are one-and-a-half story blocks with mansard roofs. The three main gables of the building have parapet walls; on the north and south there are trefoil windows at the attic level and on the west is a rondel window. At the first and second stories, windows have Gothic label lintels. On the cross-gable at the second floor is a recessed, ogive arched, double window. In the corner blocks steeply-pitched, through-cornice dormers have pointed arch window compositions. Quoins mark all the building's corners. The main entry in the cross-gable has a recessed, segmentally arched door with no surround. It is sheltered by a full-width porch on chamfered posts.

HISTORICAL NARRATIVE

(From the 1970/1980 Form B) This house was built in 1860 for William Hale. At that time Mr. Hale was cashier of the Holyoke Bank, this was later reorganized as the First National Bank of Northampton and Mr. Hale rose to the Presidency. In 1880 A.L. Williston bought the property and had the house moved south to its present location so he could have a new residence constructed. The Hale House was occupied by Robert Williston, A.L.'s son.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.
Early Northampton, "Round Hill, Its History and Romance", 1914, pp. 215-231.
Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.
Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.
Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.
Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.
Northampton Directories: 1868-1869, 1875-1876, 1885-1886.
Northampton Atlas 1915 (Placeholder for exact title, author and details).

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[23 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.650

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-169

Easthampton

NTH.651

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 19 Round Hill Road

Historic Name: Oliver Walker House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: 1896

Source: Registry of Deeds, Directory & Springfield
Daily Republican

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: clapboards, shingles

Roof: slate, metal and asphalt.

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

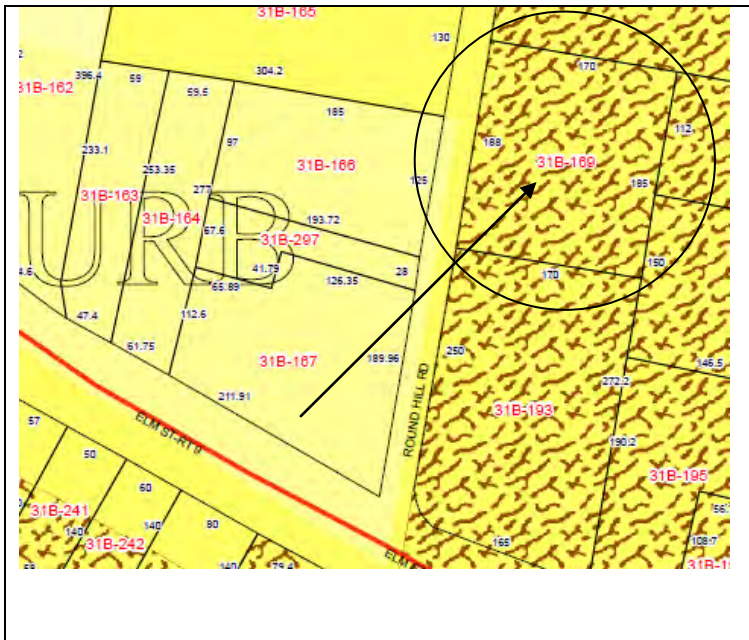
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.734 acre

Setting: This house is shaded by a large copper beech tree and is located on the lower slope of Round Hill facing west.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[19 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.651

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Walker House is a fine Colonial Revival style house, two-and-a-half stories in height under a truncated hipped roof. The clapboard-sided house is three bays wide and the equivalent of four bays deep and it has a two-story ell on the west with a partially enclosed north porch. The house has a centered cross-gable flanked by two hipped roof dormers with shingled walls. In the cross-gable is a Colonial Revival style Palladian window composition. The west façade has a pedimented porch one bay wide that rests on paired Ionic columns above paneled pedestals. Finely fluted cornerboards support a full entablature beneath the eaves. A row of dentil molding ornaments the cornice of the main block of the house as well as the porch cornice. A through-eaves exterior wall chimney is located on the north elevation and adjacent to it at the second story level is a rounded, oriel window. Windows have architrave surrounds that have entablatures on the first story level.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "This large Colonial Revival residence was built in 1896 for Oliver Walker at a cost of \$10,000. Mr. Walker was the secretary and treasurer of the Hampshire Mutual Fire Insurance Company and a practicing insurance and real estate agent. Round Hill had long been one of Northampton's most exclusive areas and Round Hill Road was the early means of access. In the late 19th century, the southern slopes of the hill began to be developed."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

Registry of Deeds: Bk. 484-P. 203

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[19 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.651
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-297-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 12 Round Hill Road

Historic Name: Charles P. Huntington Carriage House

Uses: Present: Single-family house

Original: Carriage barn

Date of Construction: ca. 1840-1870

Source: History of Huntington House construction

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: poured concrete

Wall/Trim: vinyl

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Converted from carriage barn to house ca. 1955.

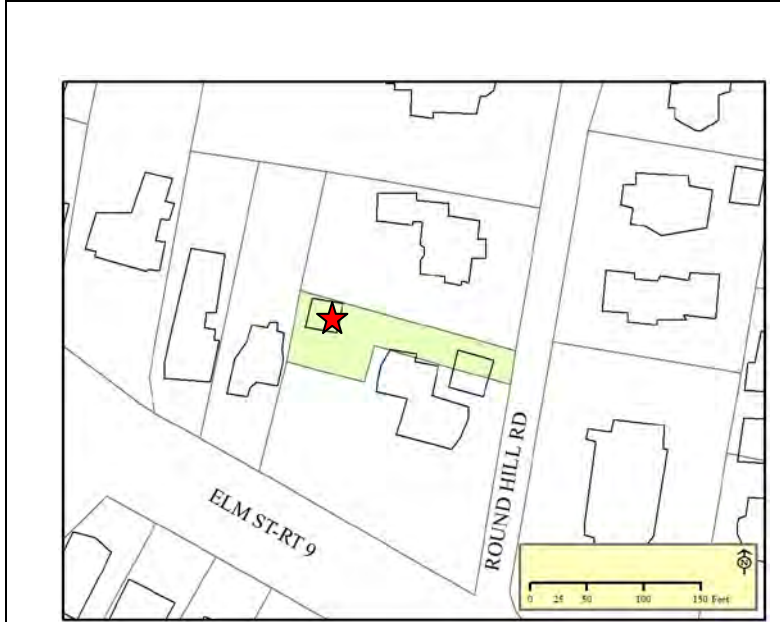
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.184 acres

Setting: This house is set back from the street and behind a large house on the corner of Round Hill Road and Elm Street

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[12 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

___ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a Colonial Revival style house with a side-gable roof above its two stories. It has a cross-gable with full eaves return on its east façade. The gabled section of the building is two bays wide and has a side entry under a shed roofed hood. The vinyl-sided building has a shed-roofed garage on the north and a screened porch on the south. It has the earmarks of a converted building as its parts do not cohere.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was converted to a residence from the carriage barn of the Charles P. Huntington. Its history is related to that of the house and from the Form B of 1970 for 137 Elm Street: "This Mediterranean-type villa was erected in 1841 by Hadley-born Charles P. Huntington on land bought from Edward Clark. Huntington was later appointed justice of the Massachusetts Supreme Court and moved to Boston. In 1856, Reverend William Silsbee, pastor of the Unitarian Church, purchased it. In 1864, the Merritt Clarks bought it and his family lived in the house for 46 years until the death of Mary Clark (a niece of Merritt) in 1939. It was then for some years the home of owners Mr. and Mrs. Glenn Grover until purchased by the Mary A. Burnham School in 1965. It is now owned and occupied by the family of Richard Shea." The house does not appear as an address on Round Hill as late as the directory of 1950, so was converted after that date.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-315

Easthampton

NTH.592

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 84 Round Hill Road

Historic Name: William P. Strickland House

Uses: Present: Four-family residence

Original: Single-family residence

Date of Construction: 1908

Source: Springfield Daily Republican

Style/Form: Colonial Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: vinyl

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Vinyl siding added, windows replaced, ca. 2000.

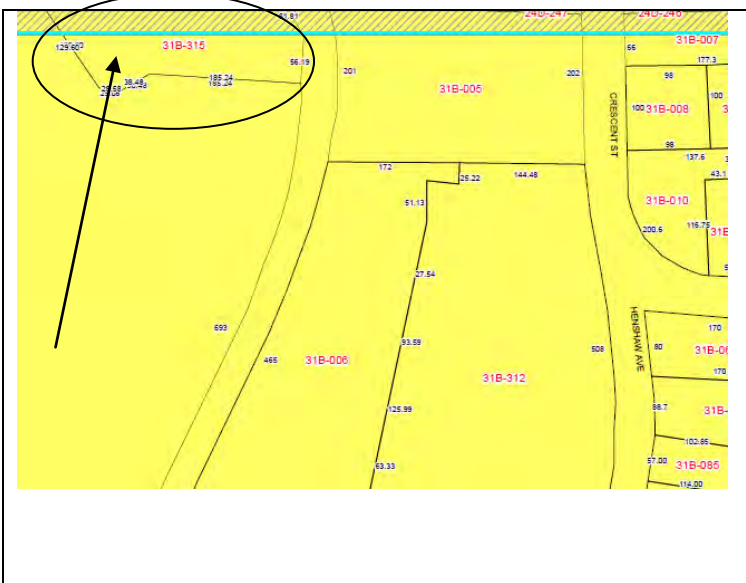
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 1.43 acres

Setting: This house is on the crest of Round Hill and is set back from the street on a large lot.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[84 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.592

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This two-and-a-half story, Colonial Revival style house has been altered during its conversion to four-family use. Vinyl siding and replacement windows diminish the effect of its original details and materials. The large house has a front-gable roof with cross-gables on the north and south elevations where there are also asymmetrical wings, creating a complex plan and elevation. The eaves of the front-gable roof make full returns to create a pediment. Two sets of paired windows fill the gable field below a jetty in the gable peak. A full-width, hipped-roof porch on Colonial Revival style Doric columns crosses the east façade. It has a balustrade on the second floor level that becomes a second story porch entered by a single, centered door. The house is only three bays wide but windows are paired under capped lintels to create larger openings.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1980: "This house was built in 1908 for William Strickland, a lawyer and judge of the District Court, at a cost of \$8000. This property, at the crest of Round Hill had been part of the estate of Round Hill Hotel, Northampton's most celebrated tourist spot of the mid 19th century. After the demise of the hotel in the early 1870's, several development schemes had been proposed, but it was not until the turn of the century that residential building took place.

After Judge Strickland's death, the house became part of the Clark School for the Deaf's property and was lived in by Caroline Yale, the second principal of the school."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[84 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.592
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-62

Easthampton

NTH.603

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 38 Round Hill Road

Historic Name: William Hale House

Uses: Present: Single-family residence

Original: Single-family residence

Date of Construction: c. 1860

Source: Maps and visual evidence

Style/Form: Gothic Revival

Architect/Builder:

Exterior Material:

Foundation: brick

Wall/Trim: board and batten

Roof: asphalt

Outbuildings/Secondary Structures:

Garage

Major Alterations (*with dates*):

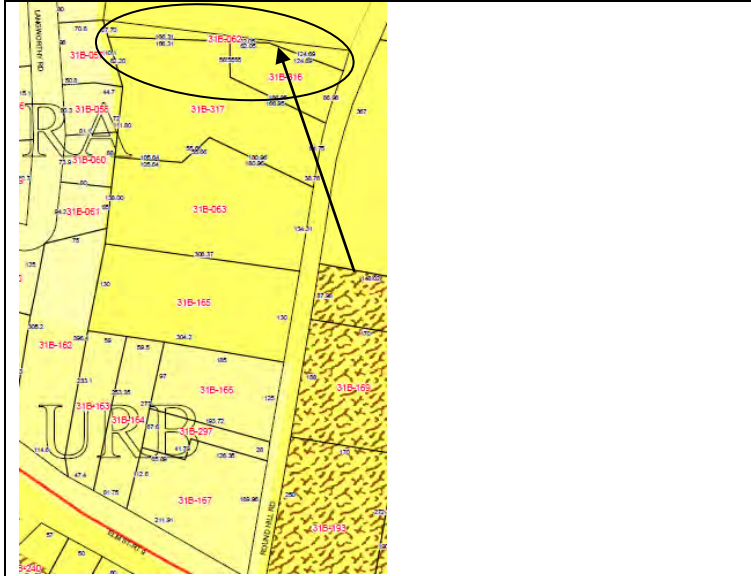
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 0.307 acre

Setting: This house is set closely to the street at the lower slope of Round Hill.

Topographic or Assessor's Map



Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): March, 2010

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[38 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.603

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a gable-and-wing form house that is Gothic Revival in style. The front-gabled section is two-and-a-half stories while the wing is one-and-a-half. There is a cross-gable on the south elevation that adds complexity to the plan. The house is board and batten sided and has steeply pitched roofs that are supported on curved brackets that have ornamental branches. The Gothic Revival was often contrasted with the Greek Revival as an organic, vegetative style and the brackets reinforce that principle. The two-bay gable front has an open gabled portico with pointed arch bracket that has an arched ornament at the frieze. Windows in the house have bracketed hoods as lintels. Sash is paired and has 4/4 lights. This is a particularly fine example of the style especially as paired with its neighbor at 23 Round Hill Road.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

From Form B of 1970/1980: "The cottage seems to have originally belonged to William Hale, who lived across the street, and is reputed to have been a 'gardener's cottage.' Mr. Hale's house was built in 1860 and this is the probable date for the cottage also."

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

Walling, Henry F. Map of Hampshire County, Massachusetts, New York, 1860.

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[38 ROUND HILL ROAD]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.603

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

Architecturally this area of Northampton is significant for the range of residential architectural styles including the Queen Anne and Colonial Revival, and for its institutional buildings in the French Second Empire, through High Victorian Gothic and Colonial Revival styles ending with the American International style. The potential district has integrity of workmanship, design, feeling, association, and materials.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

31B-317-001

Easthampton

NTH.

Town: Northampton

Place: (*neighborhood or village*)

Photograph



Address: 36 Round Hill Road

Historic Name: McAlister Infirmary at Clarke School for the Deaf

Uses: Present: Single-family house

Original: Infirmary

Date of Construction: 1959

Source: School history and owner's research

Style/Form: American International

Architect/Builder:

Exterior Material:

Foundation: concrete

Wall/Trim: brick, ceramic-finish steel/polished and brushed aluminum

Roof: not visible

Topographic or Assessor's Map



Outbuildings/Secondary Structures:

Major Alterations (*with dates*):

Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 1.095 acres

Setting: This building is set back from the street on what was formerly part of the school campus. It is shaded by mature trees and its grounds are landscaped.

Recorded by: Bonnie Parsons

Organization: Pioneer Valley Planning Commission

Date (*month / year*): April, 2011

INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[36 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NTH.

☒ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

McAlister Infirmary building is a one-story building, rectangular in plan beneath a flat roof. It is American International Style as it has the flat roof of the International Style and the absence of ornament, but it is built with varied materials rather than the spare white of the International Style. Although it does not have historically-derived ornament it is not without architectural details. The roof, for instance, is capped in aluminum. On the east façade it extends beyond the plane of the façade to create a slight overhang and the aluminum cap is in two strips and rounded at the ends. The end walls on north and south are red brick and there is a forward-sloping red brick wall extending from the east façade mid-way to mark the main entrance to the building. It reflects the streamlined, Moderne designs of commercial buildings of the time and is balanced on the opposite side of the entry by a rectangular brick wall. The house (as it is now used) has on each side of the entry ceramic coated steel panels in which are steel windows in bands and set individually.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building was constructed in 1959 using steel components from American Bridge a division of U.S. Steel. Although American Bridge focused on bridge and large scale construction projects, it also was in the commercial building market constructing, for instance, the Mayo Clinic buildings in 1952 in Minnesota. Its ceramic-coated steel panels were based on the prefabricated Lustron Houses built between 1948 and 1950 as a low-maintenance solution to construction. The choice for McAlister Infirmary to be built using this technology was progressive for 1959 and promised a modern, largely prefabricated and therefore less expensive building for the school. It has a ramp across its east façade that is thought to have been the first or second constructed in Massachusetts and is solid concrete. This building is unique in Northampton and has a significant history both as to its architecture and for its use at the school. The building was organized so that the patients were upstairs and there was space on the lower level for nurses. The interior with its steel walls allowed partitions to be moved to re-arrange the infirmary spaces, if need be.

BIBLIOGRAPHY and/or REFERENCES

Beers, F. W. County Atlas of Hampshire Massachusetts, New York, 1873.

Hales, John G. Plan of the Town or Northampton in the County of Hampshire, 1831.

Miller, D. L. Atlas of the City of Northampton and Town of Easthampton, Hampshire County, Massachusetts, Philadelphia, 1895.

Walker, George H. and Company. Atlas of Northampton City, Massachusetts, Boston, 1884.

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INVENTORY FORM B CONTINUATION SHEET

[NORTHAMPTON]

[36 Round Hill Road]

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	NTH.
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible only in an historic district
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Bonnie Parsons

The criteria that are checked in the above sections must be justified here.

This property would contribute to a potential Round Hill Historic District. This potential historic district is significant according to criteria A and C and would have local significance.

The residential streets that cross Round Hill are significant according to criterion A for their reflection of development in Northampton from the early 19th century (1807) through the 1950s. Residential development began on Round Hill with the establishment of gentleman's estates but grew with schools and a resort hotel until the 1890s when residential development increased significantly. From the 1890s through the 1950s (1959 McAlister Infirmary) Round Hill became home to Northampton's wealthy and to the Clarke School for the Deaf.

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